

CITY OF _____

COQUITLAM

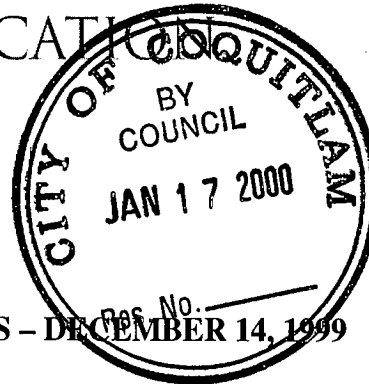
INTER-OFFICE COMMUNICATION

1999 December 16

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES – DECEMBER 14, 1999



T-2

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Tuesday, December 14, 1999, with the following persons present:

COMMITTEE MEMBERS:

Mr. A. Smode (Chair)
Mr. B. Aichberger
Mr. K. Anand
Ms. S. Carter-Huffman
Mr. A. Lao
Mr. D. Mitchell
Mr. D. Nichols

GUESTS:

Mr. J. Rinzema
Mr. B. Haden
Mr. B. Kinacin
Ms. C. White

STAFF:

Neil Maxwell, Planning Technician

1) 99 130945 DP – PRELIMINARY REVIEW OF PROPOSED FOOD STORE ADDITION AND EXTERIOR ALTERATIONS TO THE WESTWOOD MALL SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY – FIFTH REVIEW

The Committee reviewed the revised preliminary plans and coloured elevation drawings received in the Development Planning Section on December 8, 1999 and the landscape modifications submitted on December 13, 1999.

Mr. J. Rinzema, representing the owners, plus Mr. D. Mitchell, the landscape architect, were in attendance to present the design revisions. After explaining the design modifications and after answering the Committee's questions, Mr. Rinzema and Mr. Mitchell left the meeting.

Design Committee Minutes
1999 December 14

1. cont'd/

The Committee appreciates the prompt response to their past concerns. The modified treatment of the north elevation is a significant improvement over the earlier submission. To further highlight this feature, the Committee suggests that the brick arc be brought forward from the building wall by approximately 0.6 metres. Turning to the landscape aspects of the project, the Committee commented as follows:

- 1) A "gateway feature" should be introduced near the northeast corner of the building to help attract and direct potential patrons to the main entrance.
- 2) A pedestrian node should be created adjacent to the northwest corner of the building.
- 3) A few parking spaces along the northern portion of the west elevation should be deleted and replaced with landscaping to improve the view of patrons from the Red Robin restaurant.

Finally, the Committee notes the deletion of the elevator from the plans. The Committee strongly recommends that it be reinstated since it would clearly benefit seniors and physically disabled people who will certainly attend the store.

To summarize, the Committee recommends acceptance of the project in preliminary subject to the applicant first responding to and resolving the above matters to the satisfaction of the Manager of Development Services.

Mr. David Mitchell returned to the meeting at this point.

2) **PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE BUILDING ON THE SOUTHEAST CORNER OF GLEN DRIVE AND THE HIGH STREET AT 2984-2992 GLEN DRIVE - SECOND REVIEW**

The Committee reviewed the elevation drawings, coloured perspective and material samples received in the Development Planning Section on November 2, 1999 and the additional information presented at this meeting.

A delegation lead by Mr. B. Haden, the project architect, was in attendance to present the proposed alterations to the building. After explaining the building modifications and after answering the Committee's questions, the delegation left the meeting.

The Committee heartily supports the design modifications, which utilize the metal cladding versus other rain screen alternatives. The increased size of the upper rain screen is also to be applauded. The Committee notes that careful execution of the construction details will be essential to the ultimate success of the renovations.


Neil Maxwell
Secretary

NM/fb

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



2000 January 5

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – JANUARY 5, 2000**

A meeting of the Design Committee was held in Committee Room 339.1 at 6:30 p.m. on Wednesday, January 5, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. B. Aichberger
Mr. K. Anand
Ms. S. Carter-Huffman
Mr. A. Lao
Mr. D. Nichols
Mr. A. Smode

GUEST: Mr. H. Jones

STAFF: Emily Chu, Manager Development Services
Laura Giesbrecht, Planning Technician

1) PROVINCIAL GOVERNMENT BILL 88 AND ITS IMPACT ON THE DESIGN COMMITTEE

Emily Chu was in attendance to discuss the above topic with the Committee, and provided the membership with a draft copy of revised Coquitlam Design Committee Guidelines based on the legislative changes for discussion. The Committee was also provided with a copy of their terms of reference, as detailed in the February 18, 1999 report to the Growth Management Committee, and later approved by Council. In addition, the membership was reminded of their mandate and given a written description of the same. Ms. Chu also reminded the Committee of the recommendation approved by Council that allows the Committee to request a replacement member be appointed if a member is absent for more than three consecutive regular meetings.

Design Committee Minutes
2000 January 5

1) cont'd/

The discussion centred generally around the legislative change now precluding the Design Committee from conducting a portion of Committee business in-camera. It was requested that the Committee appoint two members to act as chair and deputy chair for the year. Alternatively, if the Committee feel this to be a large burden, the duty of chair and vice-chair can consist of two consecutive six-month seats. Ms. Chu indicated that the position of chair would become more "high profile" and detailed the duties of the chair as follows:

- open the meeting;
- preside over the discussion, using a round table format;
- invite the delegation to the table and comments and questions shall be directed through the chair;
- ensure that the agenda is followed, using the following as a guideline for time-keeping:

large projects – 30 minutes maximum discussion time

small projects – 15 minutes maximum discussion time

- present a motion or statement of review at the end of discussion of each item and discuss briefly with the applicant (and amend as appropriate) at that meeting;
- review the minutes of the meeting as prepared by the meeting secretary prior to distribution to Council's Growth Management Committee, the applicant or authorized agent and others.

The Committee agreed to elect an acting chair for the next scheduled Design Committee meeting to be held on January 19, 2000, and to elect a full-time chair at the meeting scheduled to be held on February 9, 2000. The Committee also agreed to review the draft copy of the revised Coquitlam Design Committee Guidelines further. Additional comments and suggestions for changes to the way in which the Committee conducts portions of their business will be discussed at the next scheduled meeting. It was also indicated that staff are available to answer any questions the Committee members may have regarding the above before the next meeting and can be reached by phone, fax and/or e-mail.

2) **99 136657 DP – PRELIMINARY REVIEW OF THE PROPOSED EXTERIOR ALTERATIONS TO THE EXISTING SAFEWAY STORE AT 3025 LOUGHEED HIGHWAY – SUNWOOD SQUARE – FIRST REVIEW**

The Committee reviewed the plans, colour samples and coloured elevation drawings, all received in the Development Planning Section on December 10, 1999, and the coloured photographs presented at this meeting.

Mr. H. Jones, the project architect, was in attendance to present the proposed alterations. After explaining the project design and after answering the Committee's questions, Mr. Jones left the meeting.

Design Committee Minutes
2000 January 5

2) cont'd/

The Committee thanks the architect for his presentation and feels the introduction of a secondary entrance assists in adding some interest to the south façade and generally finds the new element to be a welcome addition. However, the Committee feels there is an overall lack of cohesion along this façade and suggests the applicants consider introducing more interest to this area to further break up the building length and punctuate the secondary entrance. The applicant may also wish to consider the introduction of glazing to the exterior of the building in the coffee bar area as one step towards providing more interest to the south façade. Turning to other issues, the Committee comments as follows:

- 1) *Additional Weather Protection* – the Committee feels the weather protection, in the form of a canopy, proposed over the new secondary entrance, should be increased in both length and width (to the curb and perhaps beyond the curb in the parcel pick-up area). The current ability for shoppers to temporarily park their vehicles under cover is appealing, and the applicant may be able to accommodate this feature in the secondary entrance area by extending the canopy beyond the curb. The increase in the length of the canopy will not only assist in breaking up the long south elevation of the building, but will also enhance the experience for the shopper in inclement weather and provide less pedestrian conflict between the pick-up area and the secondary entrance.
- 2) *Pedestrian Safety* – a strong concern was expressed around the issue of pedestrian safety, given the close proximity of the pillars to the curb directly south of the main store entrance. The Committee suggests that either the pillars be relocated or the introduction of some form of traffic calming (speed bumps for example) be considered in the driving aisle in front of the main entrance. The Committee discussed the possibility of extending the sidewalk area south, moving two of the bank of four handicapped parking spaces to the row of parking directly to the east, in an effort to relieve some of the pedestrian safety issues. Consideration should also be given to providing an additional letdown west of the main entrance to minimize congestion, and provide better access for shoppers to the parking lot. The Committee feels the “kink” in the driving aisle is unfortunate as it results in drivers having to concern themselves with oncoming traffic, pedestrians, and a sharp change in the driving aisle direction all within a very small area. The applicant may wish to consider softening the “kink” west of the front entrance by extending the curb and sidewalk area south, as discussed above, and by introducing a smaller island (mirror image to the one indicated to the east of the front entrance) to increase pedestrian safety.
- 3) *Relocation of the Garden Centre* – the Committee feels the relocation of the garden centre has not been thought out, and requests consideration be given to the new location of the centre (perhaps under the extended canopy along the south elevation as referred to in 1 above).

The Committee requests the design team work to resolve these issues and submit revised drawings for the Committee’s further consideration.

3) **99 136588 DP – PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE EXISTING ARCO SERVICE STATION AT 685 LOUGHEED HIGHWAY – FIRST REVIEW**


The Committee reviewed the preliminary plans, coloured photographs and colour samples, all received in the Development Planning Section on December 1, 1999.

The Committee requests the submission of a comprehensive photo study clearly showing the details of the existing site specifics, landscaping, building and canopy before providing a full set of comments for this proposal. The Committee does, however, feel that the garbage enclosure appears quite small, given its likely function of containing both garbage and waste materials from the operation of the auto repair centre, and suggest consideration be given to increasing the size of the enclosure area. The Committee also noted that the garbage enclosure area is inaccessible to a garbage truck, given the location of the parking spaces directly south of the enclosure area, and suggest that the applicant consider relocating or removing the conflicting parking spaces.

4) **99 136903 PY - PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE EXISTING WASTECH RECYCLING PLANT AT 1200 UNITED BOULEVARD – FIRST REVIEW**

The Committee reviewed the elevation and coloured photographs of the existing building, received in the Development Planning Section on December 23, 1999.

The Committee supports the introduction of an enclosed loading area, but feels that a marriage of the old with the new has not been achieved, with the addition appearing “tacked” on to the existing building. The Committee requests the design team work to resolve this issue and submit revised drawings for the Committee’s further consideration.



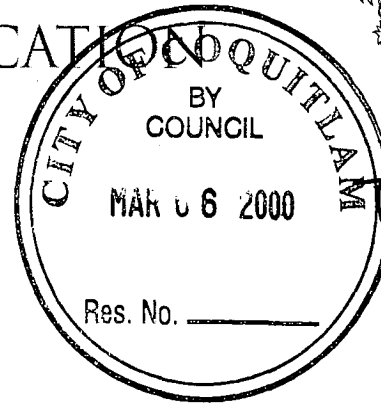
Laura Giesbrecht
Acting Secretary

LG/fb

CITY OF

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



2000 February 9

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – FEBRUARY 9, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:00 p.m. on Wednesday, February 9, 2000, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Ms. S. Carter-Huffman
Mr. D. Mitchell
Mr. D. Nichols
Mr. A. Smode

GUESTS:

Mr. T. Loo
Mr. G. Sportlack
Mr. R. Randt
Ms. J. Schmidt
Mr. D. Flintoff
Mr. B. Outhwaite
Mr. P. Goddard
Mr. A. Leung
Mr. W. Armstrong-Taylor
Mr. H. Jones

STAFF:

Ms. Emily Chu, Manager Development Services
Mr. Warren Jones, Deputy City Manager
Ms. Laura Giesbrecht, Planning Technician

Design Committee Minutes
2000 February 9

1) PROVINCIAL GOVERNMENT BILL 88 AND ITS IMPLEMENTATION BY THE DESIGN COMMITTEE

Emily Chu and Warren Jones were in attendance to discuss the above topic with the Committee. Mr. Jones gave the Committee copies of the Council Committee System document, explained the nuances of Provincial Government Bill 88 and its impact on the Design Committee, and answered the Committees questions. Mr. Jones was given a copy of the Design Committee's procedural guidelines to review and suggest any changes that may be warranted. The Committee suggested that staff put together a handout for applicants detailing how the Committee conducts business given the new legislation. The Committee nominated and elected Mr. Kirat Anand as chair and Mr. Bill Aichberger as vice-chair for a six-month period commencing with this meeting and running until the Design Committee meeting scheduled for July 5, 2000. At the following Committee meeting to be held on July 19, 2000, the Committee will review the positions of chair and acting chair, and nominate and elect new Committee members to fill those positions as required. After further explaining the Bill and answering the Committee's questions, Ms. Emily Chu and Mr. Warren Jones left the meeting.

2) 99 136903 PY - PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE EXISTING WASTECH RECYCLING PLANT AT 1200 UNITED BOULEVARD - SECOND REVIEW

The Committee reviewed the elevation and coloured photographs of the existing building received in the Development Planning Section on December 23, 1999, the revised plans and coloured information received on February 2, 2000, and the coloured photographs and coloured elevation drawings presented at this meeting.

Mr. Tim Loo, and Mr. Gerry Sportlack, the project designers, and Mr. R. Randt, from the GVRD, were in attendance to present the revised plans and coloured information.

The Committee thanks the delegation for their response to their earlier concerns and finds the use of concrete block to be an improvement over the previously proposed materials both in terms of design and durability. The Committee finds the addition of new fencing along the west property line, verbally described by the applicants, to be an improvement, and suggests the applicants consider upgrading the existing landscaping where possible.

The Committee requests the applicants reduce the height and extend the blue graphic on the existing building to the north and west elevations of the proposed addition to the satisfaction of staff.

3) CONCEPT REVIEW OF THE EXTERIOR ALTERATIONS FOR THE PROPOSED MR. MIKES RESTAURANT LOCATED IN THE EXISTING COMMERCIAL COMPLEX AT 2991 LOUGHEED HIGHWAY - PINETREE VILLAGE SHOPPING CENTRE - FIRST REVIEW

The Committee reviewed the coloured elevation drawing and coloured material sample board received in the Development Planning Section on January 14, 2000, the coloured elevation package received on February 2, 2000 and the coloured elevations and coloured photographs presented at this meeting.

Ms. Jennifer Schmidt, the project designer, Mr. Darren Flintoff and Mr. Bill Outhwaite, representing the restaurant owners, and Mr. Phil Goddard, the project contractor, were in attendance to present the plans and coloured information to the Committee. After presenting the material and answering the Committee's questions, the Committee commented as follows:

The Committee thanks the delegation for their thorough presentation, and finds the overall colour and material changes proposed to be quite acceptable. Turning to specific aspects of this project, the Committee commented as follows:

- 1) *Signage* - the signage should complement the building design rather than create a distraction. The Committee feels the length and proportion of the signage does not fit the area of the building on which it is being applied, and therefore other signage options should be considered. The Design Committee requests that the signage program be presented to them at a future meeting, once the design team refines the signage concept and a signage permit application has been made to the City.
- 2) *Building* - the Committee feels the overall brown tone is too dull for such an articulated building and recommends that the applicant consider introducing more "play" with colour to highlight some of the articulated elements. The Committee also recommends that the beige tone used in the rest of the shopping centre be incorporated into the colour scheme. Furthermore, the applicants should discuss with the property owners the option of painting the unsightly grey split face concrete block at the east (rear) elevation of the building to help with the transition between this proposal and the existing building.

The Committee also offered the following suggestions:

- a) *Pathway* - due to vehicular safety concerns at the site access location off Lougheed Highway, the applicants not link the proposed path with the existing sidewalk along the internal driveway.
- b) *Landscaping* - a landscape architect should be consulted with a review to add more trees to the planting area at the south elevation of the building to enhance the "west coast" theme.

Design Committee Minutes
2000 February 9

3) cont'd/

The Committee recommended that the applicants proceed with the work associated with the installation of the slate and stone at the base of the building and return to the Committee at the next scheduled meeting to resolve the items detailed above.

4) 00 101041 CN – BUILDING PERMIT REVIEW OF THE PROPOSED NEW INDUSTRIAL BUILDING AT 185 GOLDEN DRIVE – FIRST REVIEW

The Committee reviewed the plans received on January 7, 2000, the colour material sample board and coloured perspective received on February 2, 2000, and the coloured perspective and coloured landscape plans presented at this meeting.

The project architect, Mr. Albert Leung, and the project landscape architect, Ms. Wendy Armstrong-Taylor, were in attendance to present the plans and coloured information to the Committee for their review and comments. After presenting the material and after answering the Committee's questions, the Committee commented as follows:

The Committee finds the southeast corner of the building attractive and the use of glazing generally quite pleasant. The Committee feels the southwest and northeast corners of the building are highly visible and more attention should be paid to these areas. The applicants may wish to consider the introduction of a similar corner element in these areas as that proposed at the southeast corner of the building. The north elevation is "flat" and options to break down the rather large blank end condition should be reviewed. Turning to other aspects of this project, the Committee recommends as follows:

- 1) the main entrance to the site leading vehicular traffic past the loading bays at the rear of the building is a very undesirable condition. The Committee strongly recommends consideration be given to providing a secondary access off Golden Drive, closer to the corner, even if this access is right-in only;
- 2) information regarding the roof top mechanical equipment screening and plans showing how the grades from United Boulevard impact the view of the site and the view of the roof top equipment are requested.

The Committee requests the submission of revised plans to resolve the above issues suggests the applicant also give consideration to the following:

- a) an overall signage program which would be sensitive to the building design;
- b) providing double doors for the units without direct internal access to the loading bays at the rear of the building;
- c) introducing more trees to the parking lot to break up the building façade, plus add more greenery;

Design Committee Minutes
2000 February 9

4) cont'd/

- d) increasing in general, the amount of overall landscaping, as the proposed scheme appears somewhat sparse;
- e) providing a larger garbage enclosure area, given the size and number of tenants proposed for the development.

The Committee requests the submission of revised plans to resolve the above issues.

5) 99 136657 DP - ALTERATIONS TO THE EXISTING SAFEWAY STORE AT 3025 LOUGHEED HIGHWAY - SUNWOOD SQUARE - SECOND REVIEW

The Committee reviewed the plans, colour samples and coloured elevation drawings, all received in the Development Planning Section on December 10, 1999, the coloured photographs received on January 5, 2000, and the revised plans received February 2, 2000.

Mr. H. Jones, the project architect, was in attendance to present the revised plans. After explaining the revision and after answering the Committee's questions, the Committee commented as follows:

The Committee thanks the architect for his quick response to their earlier concerns regarding pedestrian safety and the relocation of the garden centre, and recommends acceptance of this project in preliminary. Turning to other aspects of the project, the Committee recommends the applicant address the following issues with the Building Permit submission:

- 1) the introduction of the glazing along the south elevation of the building east of the secondary entrance, as being discussed between Safeway and Starbucks, will add interest to the long south building face, but the Committee feels this elevation is still quite uninspired. The applicants should consider the introduction of street furniture and landscaping along the south building elevation to create more interest;
- 2) provide a third pedestrian letdown west of the main entrance to minimize congestion, and create better access for shoppers to the west side of the parking lot;
- 3) install landscape islands at the heads of each row of parking along the main internal driving aisle running east to west directly in front of the south building elevation;
- 4) the submission of a current detailed landscape plan.

Design Committee Minutes

2000 February 9

6) 00 101481 PY - PRELIMINARY REVIEW OF THE PROPOSED ADDITION TO THE EXISTING INDUSTRIAL BUILDING AT 2000 HARTLEY AVENUE – FIRST REVIEW

The Committee reviewed the plans, the colour chips, and the coloured perspective drawing, all received in the Development Planning Section on January 13, 2000.

The Committee commented that this building was nominated for the Coquitlam Builders Award a number of years ago, based, in part, on the scale and proportions of the building. The proposed addition proposed does not do the original building justice. The Committee recommends the introduction of a substantial break in the long building facades at the points of interface, on the sides of the building facing Schooner Street and Brigantine Drive. The use of the same existing corner feature curtain wall element should be considered in these areas. This substantial break should also be reflected in the floor plans, with additional landscaping introduced in these areas. Turning to other aspects of this project, the Committee recommends as follows:

- 1) larger scale trees should be used at the rear and east end of the building;
- 2) if the landscape architect is proposing to use a combination of planting along Brigantine Drive, the Committee suggests the same combination as that of the existing plant materials be used;
- 3) the proposed location of the garbage enclosure should be indicated on the drawings;
- 4) rooftop mechanical equipment screening details are requested.

The Committee suggested the applicant also give consideration to pulling back the parking spaces at the corner of Schooner Street and Brigantine Drive to allow for the introduction of more landscaping in this area.

Mr. David Mitchell left the meeting at this point.

7) 00 101422 DP – PRELIMINARY REVIEW OF THE PROPOSED ADDITION TO THE EXISTING CANADIAN TIRE BUILDING AT 1200 SEGUIN DRIVE – FIRST REVIEW

The Committee reviewed the plans, coloured photograph board and coloured elevation drawings all received in the Development Planning Section on January 13, 2000.

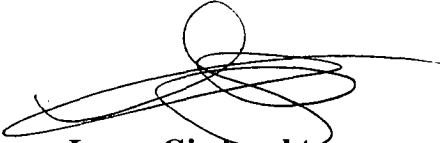
Design Committee Minutes
2000 February 9

7) cont'd/

The Committee finds the introduction of the articulated addition to be a general improvement over the existing north building elevation, but recommends more attention be paid to the rhythm and flow of the "jogs" in the building. Turning to other aspects of this project, the Committee recommends as follows:

- 1) tying the proposed materials to the existing building materials and matching the existing reveals;
- 2) enclosing the exit stairs or moving the stairs to the interior of the building.

The Committee also suggests the applicants consider the introduction of a row of street trees at the back of the sidewalk to create a more urban edge, while maintaining the existing soil levels in the grade between the street trees and the building.



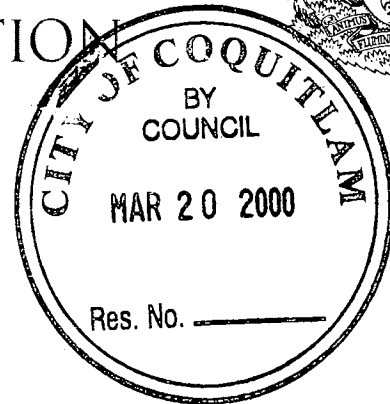
Laura Giesbrecht
Acting Secretary

LG/fb

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



2000 February 23

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – FEBRUARY 23, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, February 23, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)
Ms. S. Carter-Huffman
Mr. A. Lao

GUESTS: Ms. J. Schmidt
Mr. D. Flintoff
Mr. B. Outhwaite
Mr. A. Leung
Ms. L. Chorobik

STAFF: Mr. Neil Maxwell, Planning Technician

The Committee noted that while there was not a quorum present, the members who were in attendance offered the following comments:

1) REVIEW OF EXTERIOR ALTERATIONS FOR MR. MIKES RESTAURANT LOCATED IN THE COMMERCIAL COMPLEX AT 2991 LOUGHEED HIGHWAY PINETREE VILLAGE SHOPPING CENTRE – SECOND REVIEW

The Committee reviewed the plans and information previously submitted plus the coloured materials and paint samples presented at this meeting.

Ms. J. Schmidt, the project designer, Mr. D. Flintoff and Mr. B. Outhwaite, representing the restaurant owners, were in attendance to present the proposed colour alternatives. After presenting the material and answering the Committee's questions, the Committee commented that the colours presented are acceptable. The applicants are encouraged to consider "lightening up" the selections somewhat given our dull climate conditions. The ultimate decision will be left with the applicants. Turning to the actual application of the new finishes i.e. the slate and rock, the Committee stressed that care must be taken with the details to ensure successful results.

Design Committee Minutes
2000 February 23

2) 00 101041 CN – BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 185 GOLDEN DRIVE – SECOND REVIEW

The Committee reviewed the plans and information presented at the last meeting plus the revised architectural and landscape drawings received in the Development Planning Section on February 16, 2000.

The project architect, Mr. A. Leung, and the landscape architect, Ms. L. Chorobik, were in attendance to present the revisions to the Committee. After presenting the material and answering the Committee's questions, the Committee made the following comments:

The Committee thanks the design team for their prompt response to the issues raised at the last meeting. The plan modifications, particularly to the north and southwest portions of the building are significant improvements which are heartily supported as are the landscape revisions. Turning to other aspects of the project, the Committee commented as follows:

1. *Landscape* – a slight adjustment in the location of the trees in the parking lot landscape islands is recommended. The trees should be moved away from the drive aisle to reduce damage from cars getting in or out of the parking stalls. The introduction of a larger landscape area at the southwest corner of the building should also be considered as discussed. The increased area would help to screen the loading activities and could assist in directing the public to the front of the building.
2. *Building Corners* – the slightly recessed and painted concrete accent panels proposed for the building corners, while successful in terms of improving the building design, are still questioned. It is suggested that the applicant is missing an opportunity to increase the level of design further. This is particularly important for the southwest corner of the building since this is truly the "front door" of the project. Perhaps the panels could be finished in a different material or accented in some manner other than with paint and reveal lines.

In summary, while being very supportive of the design, the Committee is of the opinion that with refinements in the areas identified above, the project will be that much more successful.



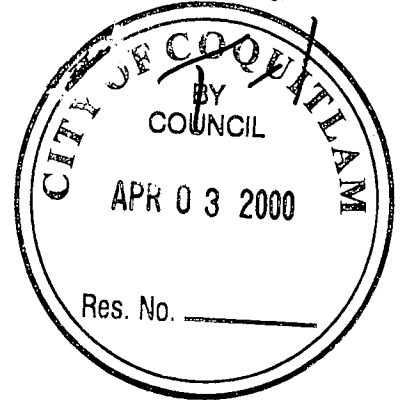
Neil Maxwell
Secretary

NM/lmc/fb

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



2000 March 08

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – MARCH 08, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, March 08, 2000, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Ms. S. Carter-Huffman
Mr. D. Mitchell
Mr. D. Nichols
Mr. A. Smode

GUESTS:

Mr. R. Lee
Mr. S. Douglas
Ms. P. Campbell
Mr. R. Holowatuk

STAFF:

Mr. Neil Maxwell, Planning Technician

Design Committee Minutes
2000 March 08

1) 00 137445 DV – PRELIMINARY REVIEW OF TWO PROPOSED CANOPIES AND A ROOF OVER THE CAR WASH FOR THE SERVICE STATION AT 952 COMO LAKE AVENUE – FIRST REVIEW

The Committee reviewed the plans, coloured elevations and photographs, all received in the Development Planning Section on February 14, 2000. After reviewing the material, the Committee made the following comments:

- 1) a landscape plan indicating the material proposed for the required 3.0 metre strip along the east lot line and the 1.2 metre area adjacent to the lane is requested. The applicant is encouraged to consider a fence along the lane to further screen the homes to the south.
- 2) The canopy proposed on the north elevation should be raised 0.15m – 0.30m (6"-12") to create a physical break between the canopy and the roof of the building.
- 3) The support columns should be increased in size as they appear too thin.
- 4) The plans imply that the building is to be repainted the "cream" colour. The Committee requests confirmation that the building is to be repainted.
- 5) The roof over the car wash should be raised to match the height of the building and increased in depth to be consistent with the proposed canopies over the pump islands.
- 6) The use of horizontal metal cladding on the canopies and car wash roofs would result in a stronger design image. The applicant should consider replacing the metal cladding on the building to match the canopies.

Revised plans and information on the above matters are requested.

2) 00 128766 MF – BUILDING PERMIT REVIEW OF A PROPOSED 60-UNIT TOWNHOUSE PROJECT AT 2351 PARKWAY BOULEVARD – FIRST REVIEW

The Committee reviewed the preliminary plans and coloured information submitted earlier plus the detailed building permit plans received in the Development Planning Section on February 21, 2000.

After reviewing the material, the Committee recommended acceptance of the project.

3) PRELIMINARY REVIEW OF PROPOSED RESTAURANT AT THE INTER-SECTION OF BRUNETTE AVENUE, BLUE MOUNTAIN STREET AND LOUGHEED HIGHWAY AT 901 BRUNETTE AVENUE – FIRST REVIEW

The Committee reviewed the preliminary plans, coloured elevation drawing and massing model, all received in the Development Planning Section on February 29, 2000.

Design Committee Minutes

2000 March 08

3) cont'd/

The project architect, Mr. R. Lee, was in attendance to present the development. After explaining the project and answering the Committee's questions, the Committee commented that they heartily support the design concepts on what is certainly a difficult site. The encouragement extends to the setback reductions being proposed. Turning to the specifics of this project, the Committee noted the following:

- 1) The plans should be taken to the next level which includes a firming up of the exterior materials, colours, landscaping, etc. A coloured material sample board should be included in the next submission along with a photo study of the neighbourhood.
- 2) The landscape concept should include a "greening" of the southwest corner of the site and an indication of the finishes on the proposed concrete walls and the sidewalks. The plan should indicate the type and colour of the various hard surfaces.
- 3) The extensive use of concrete and walls in and around the stairs should be reduced to create more transparency in this area.
- 4) If possible, a driveway connection to Blue Mountain Street should be investigated with staff.
- 5) The refuse container should be relocated to a less prominent location.

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

4) 00 137970 DP – PRELIMINARY REVIEW OF THE PROPOSED RE-DEVELOPMENT OF THE SAFEWAY IN THE BURQUITLAM PLAZA AT 552-580 CLARKE ROAD – FIRST REVIEW

The Committee reviewed the preliminary plans and coloured elevation drawings received in the Development Planning Section on February 23, 2000, and the coloured material samples presented at this meeting.

The project architect, Mr. S. Douglas, the landscape architect, Ms. P. Campbell, and Mr. R. Holowatuk, the Safeway representative, were in attendance to present the development. After explaining the project and answering the Committee's questions, the Committee commented that they appreciated the thorough presentation and the frank description of the applicants' goals and objectives regarding the proposed new and larger Safeway grocery store.

The Committee understands the applicants' dilemma surrounding the timing issue of Skytrain and the resulting major transformation of the neighbourhood which will occur over the coming years. Having said that the Committee commented as follows:

- 1) The new building is a very significant development and will play a key role and have a major affect on the neighbourhood in the future. The project gives no indication of how it will be integrated with the future potential of the site and the surrounding area.

Design Committee Minutes

2000 March 08

4) cont'd/

- 2) The design has little regard for the future Skytrain facility along Clarke Road and the pedestrians and patrons who may visit the site. Stronger pedestrian links to the Skytrain Station area and the adjacent park and residential area to the east must be given greater emphasis.
- 3) The building should not be designed as a stand-alone structure but rather one that is well integrated into the neighbourhood and gives something back to the community.
- 4) In terms of design specifics, the Committee requests that consideration be given to the following:
 - a) the building facades must be given greater articulation, especially those which are visible from Clarke Road, Como Lake Avenue and Emerson Street. The large walls, even though they are fairly well detailed in terms of finishes, should have more architectural interest.
 - b) the front elevation and the one facing the northern parking area are also in need of review. Perhaps the canopy on the front elevation could be extended to the secondary entrance and that same secondary entrance be given greater prominence. Additional glazing should be considered for these facades.
 - c) the compactor and loading areas require a greater degree of screening than simply landscaping to more effectively shield those activities from the neighbours on Emerson Street.
 - d) the walking area along the front of the building should be expanded to create a pedestrian plaza.
 - e) the building should be adjusted forward to provide a planting area along the rear of the building. Alternatively, the applicants should investigate with staff the possibility of landscaping some of the parkland in lieu of moving the building.
 - f) a stronger landscape presence at the corner of Como Lake Avenue and Emerson Street is recommended.

In summary, while supportive of the idea to rebuild and enlarge the Safeway, the Committee is of the opinion that consideration must be given to the above. Revised plans and information are requested.



Neil Maxwell

Secretary

NM/lmc

CITY OF

C O Q U I T L A M

INTER-OFFICE COMMUNICATION

2000 March 22

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – MARCH 22, 2000**



A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, March 22, 2000, with the following persons present:

COMMITTEE MEMBERS:

- Mr. B. Aichberger (Chair)
- Ms. S. Carter-Huffman
- Mr. A. Lao
- Mr. D. Mitchell
- Mr. D. Nichols
- Mr. A. Smode

GUESTS:

- Mr. M. Van Ek
- Mr. H. Jones
- Mr. R. Maruyama
- Mr. O. Fernandez
- Mr. P. Garry

STAFF: Ms. Laura Giesbrecht, Planning Technician

1) 00 139339 PY – PRELIMINARY REVIEW OF TWO PROPOSED ADDITIONS TO THE EXISTING INDUSTRIAL BUILDING AT 68 BRIGANTINE FOR SCHNEIDER MEATS – FIRST REVIEW

The Committee reviewed the plans, colour sample and coloured photographs, all received in the Development Planning Section on March 15, 2000.

Mr. Mark Van Ek, the Project Manager, was in attendance to present the plans and coloured information. After explaining the project and answering the Committee's questions, the Committee thanked Mr. Van Ek for his presentation and recommended acceptance of the project in preliminary.

Design Committee Minutes
2000 March 22

2) 00 137695 AO - BUILDING PERMIT REVIEW OF THE PROPOSED ALTERATIONS TO THE EXISTING SAFEWAY STORE AT 3025 LOUGHEED HIGHWAY - FIRST REVIEW

The Committee reviewed the preliminary plans and coloured information submitted earlier plus the revised drawings received in the Development Planning Section on March 14, 2000.

Mr. H. Jones, the Project Architect, and Mr. R Maruyama, the Landscape Architect, were in attendance to present the proposed alterations. After explaining the revisions and after answering the Committee's questions, the Committee commented as follows:

- 1) The introduced window looks isolated and somewhat dwarfed by the size of the building. It should be treated as an integral part of the building façade and should be designed to better relate to the overall south elevation. The Committee would also suggest that the number of windows into the store, and/or the width of the windows, be increased to enrich the interior space.
- 2) The introduction of the planters and benches along the eastern portion of the south elevation is an improvement but thought should be given to the placement of the street furniture to further enhance the coffee shop area and create a sense that the outside space has some relationship to the interior space.
- 3) The introduction of the four small car parking spaces (two banks of two spaces each) and the two small landscape islands directly south of the new secondary entrance is felt to pose a safety hazard for both vehicular and pedestrian traffic. The Committee recommends the applicant consider deleting the four small car parking spaces and replacing them with two larger landscape islands, each incorporating a tree, similar to the islands proposed in the area directly southwest of the main entrance, thus reducing the safety hazard and enhancing the visual appearance of this section of the parking lot.

3) 00 101481 PY - PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE EXISTING INDUSTRIAL BUILDING AT 2000 HARTLEY AVENUE - SECOND REVIEW

The Committee reviewed the plans submitted previously and coloured information submitted previously, and letter from the applicant received in the Development Planning Section on March 16, 2000.

Design Committee Minutes
2000 March 22

3) 00 101481 PY cont'd/

Mr. O. Fernandez, representing the applicant, and Mr. P. Garry, the project owner, were in attendance to present the development. After explaining the project and answering the Committee's questions, the Committee thanked the delegation for their presentation and willingness to work with the Committee to resolve the design issues raised at the last meeting. The Committee accepts the design of the Brigantine Drive elevation, given its size, corner treatments and the opportunity for landscaping in this area. The Committee recommends the footprint of this portion of the building remain the same as that shown on the plans previously reviewed and stamped received on January 13, 2000, and that the previously proposed step in the southeast corner of the building (along Brigantine Drive) not be reduced as is currently proposed.

Turning to the Schooner Street elevation, the Committee feels that the proportions of the building have changed with the proposed addition and thus the long façade along Schooner Street would greatly benefit from the addition of a substantial break or recess in the building footprint. The Committee also suggests the applicant consider the introduction of landscaping in front of the building break or recess to further enhance this area.

The Committee requests full coloured building elevations of the sides of the building facing Brigantine Drive and Schooner Street be submitted for their further review.

While the delegation explained the changes that have been made to the site and landscape plans in response to the Design Committee's earlier concerns, the Committee requests that these plans also be submitted for their review and comments.



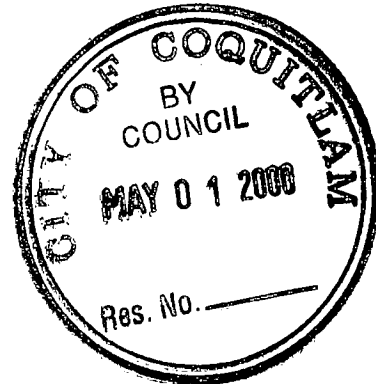
Laura Giesbrecht
Acting Secretary

LG/fb

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

2000 April 5

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – April 5, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, April 5, 2000, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Ms. S. Carter-Huffman
Mr. A. Lao
Mr. D. Mitchell
Mr. A. Smode

GUESTS:

Mr. R. Daykin
Mr. R. Simpson
Mr. O. Fernandez
Mr. G. Peters
Mr. M. Elliot
Mr. B. Marshall
Mr. G. Nagle

STAFF:

Mr. Neil Maxwell, Planning Technician

Design Committee Minutes
2000 April 5

1) 99 136588 DP – PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE EXISTING ARCO SERVICE STATION AT 685 LOUGHEED HIGHWAY – SECOND PRELIMINARY REVIEW

The Committee reviewed the revised plans and coloured photographs, all received in the Development Planning Section on March 28, 2000.

The Committee is encouraged by the applicant's proposal to remove the three, somewhat derelict and unsightly structures at the east end of the building and replace them with an addition which closely matches the existing facility. In relation to the works proposed for the building, the Committee requests further information on the following:

- 1) The apparent mixing of exterior wall construction materials. For automobile activities a more durable finish than stucco may be more appropriate. Clarification is therefore requested on proposed wall construction methods and proposed finishes.
- 2) The introduction of glazing into the store area. The additional glass is encouraged; however, the Committee requests further information on the frame colour, window and curb detail, etc.

Turning to the landscaping, the Committee commented that the proposed landscaping is not to a level generally expected of projects of this type. The proposed planting must be upgraded to the new contemporary design level being implemented for these types of sites. When developing a new landscape plan, the applicant should consider the following:

- a) The overall site planning in terms of vehicle circulation, parking, etc.
- b) The removal of the two parallel parking spaces along the highway and the extending of the planting into those areas. Street trees should be included in the planting along the entire frontage.
- c) The introduction of meaningful planting into the rear 10' landscape zone and the area along the east lot line to provide an effective screen for the residences to the north and east. The parking along the east lot line should be adjusted to make room for the landscape strip and fencing in that area.

To summarize, the Committee requests that the applicant respond to the above building and landscape issues. Once the plan revisions have been prepared, the Committee would invite the applicant to a future meeting to explain the upgrades.

Design Committee Minutes
2000 April 5

2) 00 103159 AE – BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE HOY CREEK FISH HATCHERY BUILDING AT 2979 PRINCESS CRESCENT – FIRST REVIEW

The Committee reviewed the plans, all received in the Development Planning Section on February 7, 2000, and the coloured photographs and coloured elevations submitted on March 17, 2000.

Mr. R. Simpson, the project architect, and Mr. R. Daykin, representing the Leisure and Parks Services Department, were in attendance to present the proposal. After explaining the project and answering the Committee's questions, the Committee recommended acceptance of the addition.

3) 00 101481 PY – PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE "ART IN MOTION" BUILDING AT 2000 HARTLEY AVENUE – THIRD PRELIMINARY REVIEW

The Committee reviewed the plans received in the Development Planning Section on January 13, 2000, March 29, 2000 and the ones presented at this meeting.

The project designer, Mr. O. Fernandez, and the owner, Mr. G. Peters, were in attendance to present revised plans in response to the previous comments. After explaining the plan modifications and after answering the Committee's questions, the Committee thanked the applicants for their prompt response to the previous concern about the treatment of the western elevation. The recessed and glazed section, which has been introduced, greatly improves the level of design for this very prominent building elevation. The Committee consequently recommended acceptance of the project. One minor issue is the treatment of the firewall. The Committee suggests that the applicants look at this to find a way, as discussed, to make it less visible.

4) 99 134777 AO – BUILDING PERMIT REVIEW OF THE PROPOSED EXPANSION TO THE COQUITLAM CENTRE AT 2929 BARNET HIGHWAY – FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on March 30, 2000 relating to signage, lighting and landscape furniture.

Design Committee Minutes
2000 April 5

4) cont'd/

A delegation consisting of the project architect, Mr. M. Elliot, the signage coordinator, Mr. B. Marshall and Mr. G. Nagle, representing the owner, were in attendance to present the plans and to specifically update the Committee on the signage, lighting and landscaping components of the development. After explaining the proposed signage, etc. and after answering the Committee's questions, the Committee thanked the delegation and recommended acceptance of the proposed works. While very encouraged with the details, the Committee made the following observations:

- 1) The external signage appears conservative in design, whereas some members had visions that the signs would be more innovative and exciting.
- 2) The use of the lifestyle posters is somewhat out of character with the new mall image.
- 3) The pylon and entry signs must be carefully located in the existing perimeter landscaping to minimize any disturbance to the planting and, in particular, the large evergreens.



Neil Maxwell
Secretary

NM/fb

CITY OF _____

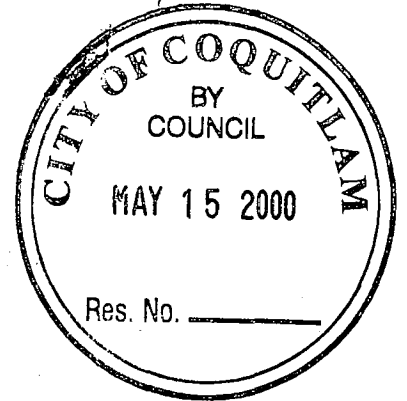
COQUITLAM

INTER-OFFICE COMMUNICATION



2000 April 19

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES – April 19, 2000**



A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, April 19, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. D. Nichols
Mr. A. Smode

GUESTS: Mr. R. Czemerys
Mr. B. Hemstock
Mr. M. Elliot
Mr. I. Fraser
Mr. M. Hill
Mr. F. Giampa

STAFF: Mr. Neil Maxwell, Planning Technician

Design Committee Minutes
2000 April 19

1) 00 137445 DV – PRELIMINARY REVIEW OF TWO PROPOSED CANOPIES AND A ROOF OVER THE CAR WASH FOR THE SERVICE STATION AT 952 COMO LAKE AVENUE – SECOND REVIEW

The Committee reviewed the plans and coloured information submitted previously plus the revised plans received in the Development Planning Section on April 11, 2000.

The Committee commented that the plan modifications, in response to the past concerns, would certainly help to improve the image of the service station. A refinement of the landscape design and a further enlargement of the structural canopy supports would also be beneficial to the applicant. The Committee then recommended acceptance of the project in preliminary, subject to the following issues being resolved at the Building Permit application stage:

- 1) The support columns being increased to an 8" square dimension. The columns would then be visually stronger and allow for easier attachment of brackets and fasteners;
- 2) The landscape plan being rethought in terms of selection, quantities and location of several of the proposed plant species. Trees should also be added to the landscape and planting areas be created along the street edges if possible. It may be in the applicants' best interest to consult someone who has some experience in landscape design.

2) 00 139975 DP – PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE "EATONS" FAÇADE OF THE COQUITLAM CENTRE AT 2929 BARNET HIGHWAY – FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on March 21 and April 14, 2000.

A delegation consisting of the project architects, Mr. M. Elliot and Mr. R. Czemerys, and the landscape architect, Mr. B. Hemstock were in attendance to present the proposed work. After explaining the project and answering the Committee's questions, the Committee commented that they are quite excited with the proposed alterations which are outward-looking and people-friendly. The only area of concern relates to the awning design. The form of the awning and its light, night-time effect are all positive aspects, however, since this corner of the shopping centre is the most prominent elevation, a higher level of design and permanency should be considered. Glass versus fabric would be the Committee's preferred material choice. The Committee would request the design team give further consideration to the above.

Design Committee Minutes
2000 April 19

**3) 00 140863 PY – PRELIMINARY REVIEW OF PROPOSED ADDITIONS TO
WALTON ELEMENTARY SCHOOL AT 2960 WALTON AVENUE – FIRST
REVIEW**

The Committee reviewed the plans and coloured photographs received in the Development Planning Section on April 12, 2000.

Mr. I. Fraser and Mr. M. Hill, the project architects, and Mr. F. Giampa, the School District representative, were in attendance to present the works. After explaining the proposed additions and answering the Committee's questions, the Committee complemented the delegation on the successful manner in which the additions have been integrated into the architecture of the existing school. There were however two areas which warrant further review and they are:

- 1) the elimination of the basketball court at the rear of the building. The court should be replaced, perhaps in the fire truck turnaround area as discussed.
- 2) the landscape replacement material. Several of the chosen species may be somewhat difficult to find due to the sizes specified. In addition, some evergreen material should be included to help the winter effect.



Neil Maxwell
Secretary

NM/lmc

CITY OF _____

C O Q U I T L A M

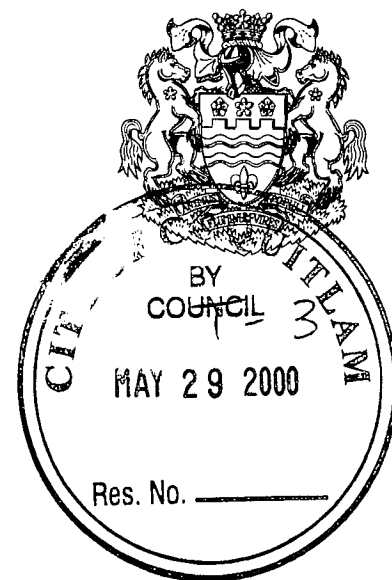
INTER-OFFICE COMMUNICATION

2000 May 03

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – May 03, 2000**



A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, May 03, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)
Mr. B. Aichberger
Ms. S. Carter-Huffman
Mr. D. Mitchell
Mr. A. Smode

GUEST: Mr. G. Bevan-Pritchard

STAFF: Mr. Neil Maxwell, Planning Technician

1) **00 140623 CN – BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE NORTHEAST CORNER OF SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY AT 101 SCHOOLHOUSE STREET – FIRST REVIEW**

The Committee reviewed the plans received in the Development Planning Section on April 11, 2000, and the coloured information submitted earlier.

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

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

2) **REVIEW OF PROPOSED SIGNAGE FOR THE MR. MIKE'S RESTAURANT IN THE PINETREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY**

The Committee reviewed signage material received in the Development Planning Section on April 20, 2000, and the plans of the exterior alterations submitted earlier.

The Committee recommends acceptance of the proposed signage.

Design Committee Minutes
2000 May 03

3) 00 141158 PY – PRELIMINARY REVIEW OF TWO INDUSTRIAL BUILDINGS ON THE SOUTH SIDE OF HARTLEY AVENUE WEST OF SCHOONER STREET AT 1850 AND 1950 HARTLEY AVENUE – FIRST REVIEW

The Committee reviewed the plans and coloured elevation drawings received in the Development Planning Section on April 17, 2000.

The project engineer, Mr. G. Bevan-Pritchard was in attendance to present the development. After explaining the proposed design and answering the Committee's questions, the Committee commented that the side and two front elevations are quite attractive, however, half of the unit entrances are hidden. The end units along Hartley Avenue in both buildings have glazing along the entire façade. This has two problems, the end units will show storage activities to the street, and the remaining units will have no glazing at all. The glazing along Hartley Avenue can be tinted to reduce the problem, but this is not a desirable solution.

The Committee recommends that the applicant reconsider the building placement with a view to having all the unit fronts facing Hartley Avenue and Schooner Street with the loading functions placed behind the building. Given the drop in site grading, it will be necessary to step the building and create two or three smaller components. When rethinking the site planning issue, the Committee suggests that the applicant also consider the following:

- 1) The proposed landscaping. The indicated densities and design character are rather basic in nature and do not complement the building architecture in a strong, meaningful way.
- 2) The signage areas or allowances for the future occupants should be integrated into the design at an early stage rather than become "add-ons" later which would likely have a negative affect on the project.
- 3) The dead ends at the current driveway aisles should be avoided when the site planning is being rethought.

In summary, the preliminary design contains many good elements, particularly the extensive use of glazing, however, serious concerns were raised with the orientation of the buildings. The Committee suggests that the primary building facades should all face towards the two streets, thereby providing exposure for all occupants and greater screening for the loading and parking activities. Revised plans in response to the above site planning, landscape and signage comments are requested.



Neil Maxwell
Secretary
NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

2000 May 17

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – May 17, 2000**



A meeting of the Design Committee was held in Committee Room 339 at ~~6:30 p.m.~~ on Wednesday, May 17, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)
Mr. B. Aichberger
Ms. S. Carter-Huffman
Mr. A. Smode

GUESTS: Mr. G. Bevan-Pritchard Mr. K. Shury
Mr. D. Sutherland Mr. A. Kube
Mr. B. Wright Mr. M. Ostry
Ms. E. Lee

STAFF: Mr. Neil Maxwell, Planning Technician

1) PRELIMINARY REVIEW OF A PROPOSED CANOPY ON THE LEGION BUILDING AT 1025 RIDGEWAY AVENUE – FIRST REVIEW

The Committee reviewed the various plans compiled by Development Planning staff in relation to the proposed canopy. The concept is generally supported, however, the Committee requests that the applicant revise or update the plans as follows:

1. the crown element should be deleted to simplify the design;
2. the hip roof on the upper left side should be adjusted to eliminate the valley and then be extended around onto the adjacent building face.
3. the frame and support column colours should match the colour of the existing windows.

In summary, the Committee recommends acceptance of the canopy, subject to the applicant first revising the plans as itemized above, to the satisfaction of the Manager of Development Services.

Design Committee Minutes

2000 May 17

2) 00 142312 AM – PRELIMINARY REVIEW OF A PROPOSED BUILDING PLAN AMENDMENT FOR A CACTUS CLUB RESTAURANT AT 101 SCHOOLHOUSE STREET – FIRST REVIEW

The Committee reviewed coloured elevations and plans of the proposed changes, all received in the Development Planning Section on May 08, 2000.

A delegation consisting of the applicant, Mr. K. Shury, the architect, Mr. M. Ostry and the project construction manager, Mr. A. Kube, was in attendance to present the proposed design modifications. After explaining the proposal and answering the Committee's questions, the Committee commented that it is unfortunate that the applicants were unable to retain the original design theme approved for the site. Having said that, the new design in itself is quite acceptable, however, there were a few items which the Committee believes warrants further consideration and they are as follows:

1. *the north elevation.* This façade, which is highly visible and the first elevation that is viewed by customers entering the centre, is rather blank and consequently requires increased design consideration.
2. *the provision of weather protection along the south, east and west building edges.* The Committee suggests that the applicant consider providing weather protection from the parking area to the main entrance.
3. *the proposed landscaping.* The suggestion that a pond and waterfall are being considered sounds very interesting, however, since the plan submission did not include a landscape plan, the Committee could not comment any further. When developing the plan, the Committee suggests that the applicants review the planting in conjunction with Item 1. above.

In summary, the Committee supports the new design direction, however, requests the submission of plans and information in response to the above items.

3) 00 141158 PY – PRELIMINARY REVIEW OF TWO INDUSTRIAL BUILDINGS ON THE SOUTHWEST CORNER OF HARTLEY AVENUE AND SCHOONER STREET AT 1850 AND 1950 HARTLEY AVENUE – SECOND REVIEW

The project engineer, Mr. G. Bevan-Pritchard and the owner's representative, Mr. D. Sutherland, were in attendance to discuss with the Committee their previous comments and the plan modifications presented at this meeting. After explaining the additional information presented at this meeting and answering the Committee's questions, the Committee commented that the information on the poor soil conditions helps in understanding the applicant's desire to create two buildings in the proposed location. These two buildings in themselves are certainly well designed and economical to construct, however, offer only limited street exposure to approximately fifty percent of the units. Consequently, the Committee would suggest that the applicants review further the siting issue, given the above and following matters:

Design Committee Minutes
2000 May 17

3) **00 141158 PY cont'd/**

- 1) The parking conflicts in the central loading area and along the north side of Building 2.
- 2) The undesirable retaining wall and driveway condition in the southeast corner of the site.
- 3) The rooftop equipment. The location of the equipment should be identified to help the Committee determine if screening is warranted.

To summarize, the Committee would again ask the applicants to review the building siting issue and to provide a response to the above comments. It is further suggested that the applicants should collect all staff comments and not just the Committee's before generating plan revisions as those additional comments may also influence the ultimate design decisions.

4) **00 141877 RZ – PRELIMINARY REVIEW OF A PROPOSED CASINO ON THE SOUTH SIDE OF UNITED BOULEVARD EAST OF SCHOONER STREET AT 2000 UNITED BOULEVARD – FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured perspectives and coloured material sample board, all received in the Development Planning Section on May 01, 2000.

Mr. P. Cotter, the project architect, Ms. E. Lee, the landscape architect and Mr. B. Wright, the owner's representative were in attendance to present the development. After explaining the project and answering the Committee's questions, the Committee commented that they appreciated the thorough and well-organized presentation. The Committee has no hesitation in recommending acceptance of the project in preliminary and would offer their support to the requested building height variance which includes the tower.



Neil Maxwell
Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



2000 June 7

T-3

TO: Growth Management Committee

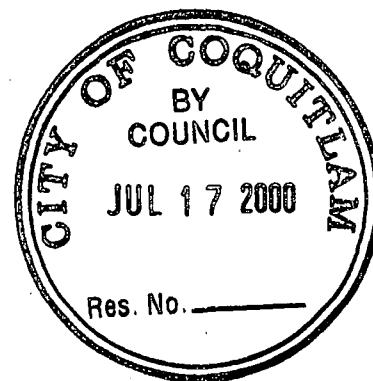
FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – June 7, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, June 7, 2000, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger (Chair)
Ms. S. Carter-Huffman
Mr. A. Lao
Mr. David Mitchell
Mr. D. Nichols
Mr. A. Smode



GUESTS:

Mr. K. Shury
Mr. A. Kube
Mr. M. Ostry
Mr. S. Butler
Mr. S. Rodrigues
Mr. C. Brook
Mr. M. Burton-Brown
Mr. D. O'Sheehan
Mr. R. Monsees

STAFF:

Ms. Laura Giesbrecht, Planning Technician

1) 00 139975 DP - PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE "EATONS" FAÇADE OF THE COQUITLAM CENTRE AT 2929 BARNET HIGHWAY – SECOND REVIEW

The Committee reviewed the plans received earlier, the letter from the architect and photographs of the model, all received on May 29, 2000.

The Committee appreciates the applicant's description of their design rationale for the awnings and recommends acceptance of this project.

Mr. D. Mitchell entered the meeting at this point.

Design Committee Minutes

2000 June 7

2) 00 142305 DP – PRELIMINARY REVIEW OF THE PATIO ADDITION TO THE EXISTING WOODY'S PUB AT 935 BRUNETTE AVENUE – FIRST REVIEW

The Committee reviewed the plans received April 5, 2000, the colour material sample board received on May 31, 2000 and the coloured photographs received on June 2, 2000.

The Committee suggests the applicant gives further consideration to the following:

- 1) Better interfacing of the patio cover structure with the existing building walls and providing better detailing of this area for the Committee's further review.
- 2) Consistency in details. The coloured photographs show that the patio cover fascia does not cover the entire end grain of the rafters, whereas the drawing details indicate that the end grain is to be covered. The Committee would like to see this issue resolved.
- 3) The introduction of significant landscaping in front of the stone retaining wall to break up the appearance of the patio cover and soften the asphalt paver surface treatment in this area. The Committee requests the submission of a landscape plan from a certified landscape architect for their review.

3) 00 142312 AM – PRELIMINARY REVIEW OF A PROPOSED BUILDING PLAN AMENDMENT FOR THE CACTUS CLUB RESTAURANT AT 101 SCHOOLHOUSE STREET – SECOND REVIEW

The Committee reviewed the plans and coloured information previously submitted and the revised plans received on May 31, 2000.

The applicant, Mr. K. Shury, the architect, Mr. M. Ostry, and the project construction manager, Mr. A Kube, were in attendance to present the revised plans and explain the design rationale.

The Committee compliments the applicants on their response to their earlier concerns and commends the applicants on the landscape plan in particular. The Committee recommends acceptance of this project in preliminary while requesting the following items be considered with the building permit plan submission:

- 1) Accurately showing the rooflines on the elevation drawings.
- 2) Moving the planting and water feature from under the roof overhang along the building's south elevation to provide a covered pedestrian path to the building entrance without compromising the landscape design in this area. However, if the applicants feel the landscape aesthetics would be significantly lessened as a result, the Committee is willing to accept the pedestrian path and landscaping as proposed.
- 3) A softening of the building's east elevation through the introduction landscaping (i.e. trees or hanging baskets).

Design Committee Minutes
2000 June 7

3) 00 142312 AM cont'd/

- 4) Extending the geometric stucco insets shown on the building elevations to the east elevation.
- 5) Extending a continuous sidewalk and roll over curb along the east elevation to allow pedestrian flow along this side of the building and deter non-delivery vehicles from parking in the loading area.
- 6) Soften the appearance of the concrete sidewalk through the introduction of exposed aggregate, etc.

4) 00 142760 RZ – PRELIMINARY REVIEW OF THE PROPOSED CHURCH BUILDING AT 1320 JOHNSON STREET – FIRST REVIEW

The Committee reviewed the plans received on May 25, 2000, the colour material sample board received on May 31, 2000, the model, coloured elevations, site plan and floor plans presented at this meeting.

The project architect, Mr. S. Butler, and the church representative, Mr. S. Rodrigues, were in attendance to present the plans, model and coloured information for the Committee's consideration.

The Committee commends the applicants on their thorough presentation, the model provided at the meeting, the appearance of the project from the street, the attention paid to the site layout and the sensitivity paid to the existing grades and neighbourhood. The Committee is quite excited with the proposed development and recommends acceptance of the proposed first phase of this development in preliminary. The Committee requests the design team give further consideration to the following with the building permit plan submission:

- 1) Simplifying the window designs and the angles of the school gymnasium roof design to be more in keeping with the stronger elements represented in the model. The Committee suggested a human scale be added to the elevation drawings to give a better sense of building scale.
- 2) Looping of the internal parking lot driving aisle to avoid the need for parishioners to access residential streets in order to re-enter the church parking lot when searching for parking.
- 3) Breaking up the massing of the south end of the school gymnasium building. While the Committee recognizes that the design of Phase 2 and Phase 3 is still evolving and has been provided to give context for Phase 1, the height of this elevation, its proximity to the proposed lane and the change in grade make the south end of this building appear quite imposing.

Design Committee Minutes

2000 June 7

4) 00 142760 RZ cont'd/

- 4) Replacing the proposed stucco with a different material to better reflect the "high-end" exterior materials proposed for the rest of the development.
- 5) Continuing the application of the important stone feature at the base of the building to all buildings.
- 6) Further development of the landscape plan to enhance the northwest corner of the site, naturalize the planting layout of the trees in the parking lot and the north property line, and distinguish between areas of new planting and existing vegetation. The landscape plan should also take into account pedestrian circulation, the affect the grades may have on the children's play area, and the possibility for retaining walls to manage the grades in some areas. Consideration should also be given to creating a landscape buffer along Johnson Street as a children's safety/security feature.
- 7) Eliminating the possibility of the trellis being used by vandals to gain access to building roofs.

The Committee requests the submission coloured photographs of the neighbourhood with the next plan submission.

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

5) **CONCEPT REVIEW OF THE PROPOSED IKEA STORE AT 1000 LOUGHEED HIGHWAY – FIRST REVIEW**

The Committee reviewed the concept drawings and coloured information presented at this meeting.

The project architects, Mr. M. Burton-Brown and Mr. D. Sheehan, the project co-ordinator Mr. C. Brook, the representative from Ikea, Ms. R. Monsees, were in attendance to present the building design concept to the Committee and seek their comments.

The Committee thanks the delegation for the opportunity to review the project at this early stage as the design evolves. The concepts are quite exciting and since it is early in the design stage, opportunities for refinement and improvement still exist. The Committee then suggested the following comments be given further consideration:

- 1) Parking area beneath the building:
 - a) The lack of amenities in this area makes the space uninviting. The Committee is concerned that as a result, this parking area may not be used to its full potential by patrons. The Committee feels the 10-foot ceiling height or greater as suggested by the design team is a key element in the success of this parking area and would like to see this information reflected in the next plan submission.

Design Committee Minutes
2000 June 7

5) cont'd/

- 1) b) Humanize and soften this parking area to increase patrons' comfort level with the pedestrian space vs. the vehicular space through the introduction of pedestrian through fairs, colour coding, etc.
- c) The vehicular access to the under-building parking area appears awkward.
- d) The loading area for patrons should be made more user friendly (i.e. wider vehicular loading spaces, etc).
- 2) Building elevations:
 - a) The glazing currently proposed is an asset and the Committee encourages the design team to explore additional prospects for the introduction of glazing.
 - b) Further break up the facades of the building through projections in the structure and variations in building height.
 - c) This building is proposed in a gateway area to Coquitlam. The northeast and northwest corners of the building in addition to the east and west facades are all felt to be important areas of the building. Consequently, more attention to design in these areas is warranted.
 - d) The introduction of a canopy over the customer loading area on the south elevation of the building (facing the Trans Canada Highway).
 - e) The building "stilts" should be enhanced and made to be a playful building element rather than ignored.
- 3) Landscaping:
 - a) Introduce more landscaping in the parking lot between the building and the Trans Canada Highway.
 - b) Extend the landscape berm shielding the loading area from Lougheed Highway along the entire Lougheed Highway frontage.
 - c) Introduce landscaping along the Woolridge Street building façade.
- 4) Signage:
 - a) The directional signage for vehicular access/egress to and from the site is very important and should be carefully thought out.

Design Committee Minutes
2000 June 7

5) cont'd/

4) b) Any proposed signage to be placed on the grounds of this development should be carefully integrated into the landscape plan to ensure planting of the site is not compromised for signage.

6) 00 142673 DP – PRELIMINARY REVIEW OF THE CANOPY ADDITION TO THE EXISTING RESTAURANT AT 602 CLARKE ROAD – FIRST REVIEW

The Committee reviewed the plans, coloured photographs and colour samples all received on May 19, 2000.

The Committee finds the patio cover to be a tolerable improvement over the previous cover but suggest a higher grade of building material would be more appropriate. The details and appearance of the patio cover and surrounding ground level wall do not appear to be in compliance with current building standards. The Committee requests that staff ensure the construction and materials meet current Code requirements. The photographs appear to show the light blue colour of the exterior of the restaurant has been partly repainted with a beige tone and would strongly recommend the applicant complete painting of the restaurant exterior with the beige colour.

In summary, the Committee reluctantly recommends acceptance of the canopy, subject to the above items being resolved to the satisfaction of Manager Development Services.

7) 00 142454 AI – BUILDING PERMIT REVIEW OF THE PROPOSED ADDITION TO THE EXISTING DOGWOOD PAVILION AT 630 POIRIER STREET – FIRST REVIEW


The Committee reviewed the plans, coloured elevation drawings, colour samples and coloured photographs all received on May 31, 2000.

The Committee recommends acceptance of the proposed addition.

8) 00 142502 PY – PRELIMINARY REVIEW OF THE PROPOSED ADDITION TO THE EXISTING INDUSTRIAL COMPLEX AT 53 CLIPPER STREET – FIRST REVIEW

The Committee reviewed the plans and coloured elevation board received on May 16, 2000.

The Committee suggests the applicant rework the loading function to eliminate the need for trucks to drive the wrong way along the one-way only internal driving aisle to access the new loading bay. The Committee requests the applicant attend a future meeting to explain site circulation and the purpose of the standing seam cladding on the south elevation.


Laura Giesbrecht
Acting Secretary

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-4

2000 June 21

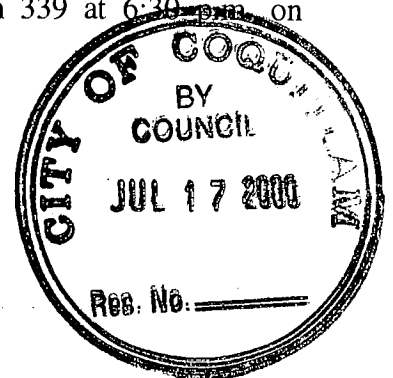
TO: Growth Management Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES – June 21, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, June 21, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. B. Aichberger (Chair)
Ms. S. Carter-Huffman
Mr. David Mitchell
Mr. A. Smode

GUESTS: Mr. P Jurasek
Mr. G. Bevan-Pritchard

STAFF: Mr. Neil Maxwell, Planning Technician



1) **00 142502 PY - PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE EXISTING INDUSTRIAL COMPLEX AT 53 CLIPPER STREET – SECOND REVIEW**

The Committee reviewed the plans and coloured elevation board received on May 16, 2000 and the additional plans and information presented at this meeting.

Mr. P. Jurasek, the Project Designer, was in attendance to present the plans and information in response to the Committee's previous comments. After explaining the additional information and answering the Committee's questions, the Committee recommended acceptance of the proposed addition.

2) **00 141158 PY – PRELIMINARY REVIEW OF TWO INDUSTRIAL BUILDINGS ON THE SOUTHWEST CORNER OF HARTLEY AVENUE AND SCHOONER STREET AT 1850 AND 1950 HARTLEY AVENUE – THIRD REVIEW**

The Project Engineer, Mr. G. Bevan-Pritchard, was in attendance to discuss with the Committee their previous comments and the plan modifications received in the Development Planning Section on June 19, 2000. After explaining the plan revisions and after answering the Committee's questions, the Committee recommended acceptance of the project subject to the following matters first being resolved to the satisfaction of the Manager of Development Services:

Design Committee Minutes
2000 June 21

2) cont'd/

- 1) the proposed screening around the rooftop mechanical equipment could be deleted given the unit locations and that they should not be visible from the street;
- 2) the landscape planting being adjusted as follows:
 - a) three or four deciduous trees being introduced to the landscape strip along the west property line and another three or four trees along the south lot line between the two buildings;
 - b) flowering current shrubs along the south sides of both buildings being replaced with evergreens which would grow to a substantial size.
- 3) a reduction in parking by three or four spaces to provide for increased landscape opportunities in the following areas:
 - a) on the four corners of the parallel spaces on the north side of the two buildings;
 - b) adjacent to the southeast corner of Building 2 and at the ends of the row of parking spaces along the east lot line.



Neil Maxwell
Secretary

NM/fb

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



2000 July 5

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – July 5, 2000**

T-1

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, July 5, 2000, with the following persons present:

COMMITTEE MEMBERS:

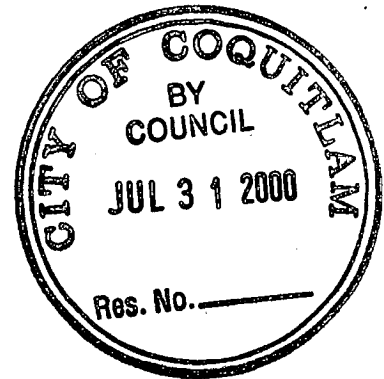
Mr. K. Anand (Chair)
Mr. B. Aichberger
Ms. S. Carter-Huffman
Mr. D. Nichols

GUESTS:

Mr. P. Wreglesworth
Mr. K. Wein
Mr. C. Brook
Ms. J. Smithson
Ms. M. Chan
Mr. M. Burton-Brown
Mr. D. O'Sheehan
Mr. R. Monsees

STAFF:

Ms. Laura Giesbrecht, Planning Technician



1) 99 134856 RZ - PRELIMINARY REVIEW OF PRE-ZONING PROPOSAL FOR THE PROPERTY LOCATED AT 2962 GLEN DRIVE – SECOND REVIEW

The Committee reviewed the plans and information received on May 5, 2000.

The project architect, Mr. P. Wreglesworth, was in attendance to answer any questions the Committee may have.

The Committee found the development exciting from an architectural point of view and complimented the applicant on the orientation of the buildings to the surrounding streets and the easing of the building corners as shown on the plans. The Committee requests that the planner working on the project and the project architect attend a future Design Committee meeting to make a full presentation. The Committee suggests the following comments be given further consideration:

Design Committee Minutes
2000 July 05

1) **99 134856 RZ** cont'd/

1. introduction of public amenity spaces/features;
2. access to the residential and commercial units must make sense to the users and more thought should be given to this aspect of the project. The Committee feels the access to the residential and commercial units as shown on the drawings may not be practical and a major departure from the current scheme could result. The Committee suggests the applicant consider the provision of distinct addresses and access to units from street level;
3. interface between the commercial and pedestrian area. The opportunity to enhance this relationship through the introduction of wider sidewalks should be explored.
4. philosophy of the exterior materials. Information regarding the thought behind the choice of exterior materials is requested. In addition, the Committee suggests the applicant consider the introduction of public art into the project. As this property is located at a prominent focal point in the Town Centre, the Committee feels it is important for the applicant to address how, when and where the public art will be incorporated.

The Committee requests the applicant appear at a future meeting as a delegation to explain the project and address the above concerns.

2) **00 143251 PY – PRELIMINARY REVIEW OF THE ADDITION TO THE EXISTING COQUITLAM COLLEGE AT 516 BROOKMERE AVENUE – FIRST REVIEW**

The Committee reviewed the drawings, coloured photographs and the coloured elevation drawings all received on June 12, 2000, and the landscape plan presented at this meeting.

The project architect, Mr. K. Wein, was in attendance to present the project and to answer the Committee's questions.

While the Committee realizes the constraints of the project, they feel the design of the addition is uninspiring. The Committee suggests that rather than attempting to fashion the addition after the existing building, consideration should be given to modernizing the design of the entire College.

Turning to the issue of parking, the Committee feels the increase in classrooms proposed will result in more pressure on an already strained neighbourhood. The Committee does not support the additional parking spaces required under the Zoning Bylaw being located in the playing field area at the east side of the property as this would result in a decrease in green space and an increase in the "sea of parking" on the lot. They also would not support a variance to the number of parking spaces required on-site at this time and suggests support for such a variance from the community might be difficult to obtain. The Committee suggests the applicant consider other options to solve the parking issue.

**3) 00 143675 AM – PRELIMINARY REVIEW OF THE PROPOSED IKEA STORE AT
1000 LOUGHEED HIGHWAY - SECOND REVIEW**

The Committee reviewed the concept drawings and coloured information previously presented, the coloured drawings and information received on June 28, 2000, the drawings received on July 4, 2000, and the coloured perspective drawing, coloured landscape plans and coloured elevation drawings all presented at the meeting.

The project architects, Mr. M. Burton-Brown and Mr. D. Sheehan, the project co-ordinators Mr. C. Brook and Ms. J Smithson, the representative from Ikea, Ms. R. Monsees, and the landscape architect, Ms. M. Chan, were in attendance to present the revised building design concept to the Committee and seek their comments.

The Committee appreciates the applicants' quick response to many of their past concerns and commends the design team on the landscape plan in particular. The Committee feels the addition of the glazing and canopies greatly enhances the playfulness of the project but still feel attention to the following is warranted:

1) Landscaping

- a) The landscaping surrounding the plaza area at the corner of Woolridge Street and Lougheed Highway should be more open as indicated on the aerial photograph rather than the more shielding planting scheme shown on the landscape drawings. While the Committee feels this corner element is important, they do not believe it needs to be a pedestrian resting area with benches.
- b) The Committee has no objection to the promotional banners proposed for the plaza area at the corner of Woolridge Street and Lougheed Highway but would suggest the applicant give consideration to re-enforcing the Gateway to Coquitlam element in this area. They suggest the introduction of more permanent objects and/or things (i.e. sculptural banner holders, varying the number of banners and the way in which they are displayed, etc.) be investigated.
- c) The Committee is concerned with the level of personal safety along the pedestrian pathway next to Lougheed Highway. Thought should be given to moving the path closer to the street and decreasing the amount of landscaping between the walkway and the highway.
- d) Additional trees in the parking lot are recommended.
- e) Humanize and soften the parking area beneath the building to increase patrons' comfort level with the pedestrian space vs. the vehicular space through the introduction of landscaping.

Design Committee Minutes
2000 July 05

3) 00 143675 AM cont'd/

2) **Building Elevations:**

- a) The additional glazing at the northwest corner of the structure is an asset to the building but the Committee feels the design of this area remains weak. The Committee suggests the design team pay more attention to this building corner and suggest consideration be given to incorporating the store signage into the corner element.
- b) The northeast corner is also a very prominent area of the building. The Committee finds this area to be stark and suggest thought be given to softening this area.
- c) Further breaks in the facades of the building through projections of the structure and variations in building height should be considered.


Laura Giesbrecht
Acting Secretary

LG/lmc

0540



CITY OF
C O Q U I T L A M
INTER-OFFICE COMMUNICATION

2000 July 19

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES – July 19, 2000**



A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, July 19, 2000, with the following persons present:

- COMMITTEE MEMBERS:** Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. A. Lao
Mr. D. Mitchell
Mr. D. Nichols
Mr. A. Smode
- GUESTS:** Mr. P. Wreglesworth
Mr. D. O'Sheehan
Mr. C. Brook
Ms. J. Smithson
Mr. I. Guan
- STAFF:** Ms. Lynn Guilbault, Planner
Mr. N. Maxwell, Planning Technician

1) 99 134856 RZ - PRELIMINARY REVIEW OF PRE-ZONING PROPOSAL FOR A MIXED USE PROJECT AT 2962 GLEN DRIVE – THIRD REVIEW

The Committee reviewed the concepts submitted earlier and the information presented at this meeting.

The project architect, Mr. P. Wreglesworth, and Ms. L. Guilbault, Planner for the City, were in attendance. Mr. Wreglesworth presented the concepts whereas Ms. Guilbault explained how the concepts relate to the City goals and objectives for this area.

Design Committee Minutes
2000 July 19

1) 99 134856 RZ cont'd/

The Committee appreciated the additional information provided by staff and the project designer's response to the issues and concerns raised at the last meeting. Part of the uncertainty expressed by the Committee relates to the matter of offering support for a project without the benefit of actual plans to critique as is the normal circumstance rather than the theoretical design sketches depicting possible building massing, siting, articulation, materials, etc. For a project to be successful, both financially and architecturally, much thought must be given by the developer and the eventual project architect to bring forward and develop further, the very interesting and conceptual plans that have been presented to date. The Committee now feels comfortable in offering their support for the requested "pre-zoning" of the site but does note and request that when the typical development permit plans are brought forward for review, the Committee would be looking for the following:

1. A range of design elements and building materials which unify and are integral to the project;
2. Areas or spaces where landscaping can be introduced adjacent to the building entries and plaza edges. The use of public art should also be integrated into some of these areas especially the southeast corner of the overall site which should herald the beginning of The High Street;
3. A strong emphasis be given to the entry points to the residential components i.e. greater setbacks or varying of lobby or building heights;
4. The three storey façade should emphasize range and diversity of expression on the issue of size and scale. Entrance locations should be appropriately emphasized;
5. A varying of the amount of the breaks in plan along the street edges;
6. A sensitive treatment of the exposed deck parking areas to soften the "overlook" issue. Similarly the refuse collection and loading functions must be carefully located and screened;
7. A material sample board depicting high quality durable traditional materials;

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

2) **00 143675 AM – PRELIMINARY REVIEW OF A PROPOSED IKEA STORE AT
1000 LOUGHEED HIGHWAY – THIRD REVIEW**

The Committee reviewed the plans submitted earlier plus the revisions and covering letter received in the Development Planning Section on July 13, 2000.

A delegation consisting of the project architect, Mr. D. O'Sheehan, the project coordinators, Mr. C. Brook and Ms. J. Smithson, were in attendance to present updated concepts for the Committee's review.

Again the Committee thanks the design team for the prompt attention to their past concerns. The modifications to the north elevation results in a much improved design and consequently the Committee recommends acceptance of the building. There are however several other issues which require further consideration and they are as follows:

1. *The under building parking.* Parking under the building covers a very large area. Although functional, it lacks relief. It was strongly suggested that the Project Architect review various alternatives for providing visual relief, which could be in the form of landscape nodes which may incorporate structural bracing as elements, lighting, colour variation, Ikea high-tech visual images, etc. The pedestrian/vehicular conflicts discussed at the last meeting have not been adequately addressed. Pedestrian thoroughfares in a north-south direction must be integrated into the layout.
2. *The plaza on the northwest corner of the site* needs further refinement. The design sketches indicate that the corner is cluttered with flags, the colonnade and signage.
3. *The reintroduction of some seating in the plaza area in #2. above.* The seating could be the typical benches or perhaps the seasonal planter could be a raised (18"-20") concrete circle which could double as a seating area.
4. *The rooftop mechanical equipment and the roof itself* will be very visible from the residential area to the north. Information on the equipment size, location and typical screening sketches are requested. Also what finishes are being considered for the roof to lessen the negative visual effect of such a large roof surface.

Mr. D. Mitchell returned to the meeting.

3) **99 136588 DP – PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE ARCO GAS STATION AT 685 LOUGHEED HIGHWAY - THIRD REVIEW**

The Committee reviewed the revised preliminary plans received in the Development Planning Section on July 17, 2000, the colour information and photographs submitted earlier plus the landscape plan presented at the meeting

Mr. I. Guan, the project designer was in attendance to present the plan revisions. After explaining the modifications and answering the Committee's questions, the Committee commented that the proposed landscaping is very encouraging, however, the following landscape items remain outstanding:

1. the introduction of street trees along the highway frontage as previously suggested. There are other areas on the site where trees are possible and should be introduced;
2. the inconsistency in landscape information along the east lot line. The site photographs indicate that there are no cedars in this area whereas the plan calls up existing cedars;
3. the type of edge being proposed between the planting and parking/driveway areas;

Turning to the building, the Committee commented as follows:

- a. the new versus existing storefront glazing should be clarified along with frame colour information, glazing tint (if any) and curb detail;
- b. the painted concrete block wall proposed for the addition is acknowledged as being more durable as suggested by the Committee earlier, however, the difference in exterior texturing between the old and new construction may not be appropriate.

To summarize, the Committee cannot yet recommend acceptance of the project given the number of outstanding issues. Revised plans and information on the above matters is requested.

4) **00 142305 DP – PRELIMINARY REVIEW OF PATIO ADDITION TO WOODY'S PUB AT 935 BRUNETTE AVENUE - SECOND REVIEW**

The Committee reviewed the plans submitted earlier and the coloured photographs and covering letter received in the Development Planning Section on July 13, 2000.

The Committee recommends acceptance of the addition and alterations.


Neil Maxwell

0540-

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



2000 August 23

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES – August 23, 2000



A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, August 23, 2000, with the following persons present:

COMMITTEE MEMBERS:

- Mr. K. Anand (Chair)
- Mr. B. Aichberger
- Ms. S. Carter-Huffman
- Mr. D. Mitchell
- Mr. D. Nichols
- Mr. A. Smode

GUEST: Mr. I. Guan

STAFF: Ms. Laura Giesbrecht, Planning Technician

1) CONCEPT REVIEW OF THE PROPOSED ALTERATIONS TO THE EXISTING COMMERCIAL/RESIDENTIAL BUILDING AT 658 CLARKE ROAD – CONCEPT REVIEW

The Committee reviewed the plans and coloured photograph received in the Development Planning Section on August 16, 2000.

The Committee recommends acceptance of the proposed changes to the building subject to the introduction of a light brick colour to blend in with the shades of the existing building, to the satisfaction of staff.

Mr. Dave Mitchell entered the meeting at this point.

2) **00 144266 DP – PRELIMINARY REVIEW OF THE PROPOSED ADDITION TO THE EXISTING BRIAN JESSEL BMW AT 688 LOUGHEED HIGHWAY – FIRST REVIEW**

The Committee reviewed the plans, coloured photographs and elevation drawing, all received in the Development Planning Section on July 26, 2000.

The Committee finds the proposed building alterations quite acceptable but request the submission of a landscape plan clearly detailing all existing landscape materials for their further review and comments. The Committee strongly recommends the applicants consider the introduction of additional landscaping, in particular to the street front area along the Lougheed Highway, to enhance the appearance of the overall development. This information should be incorporated into the requested landscape plan.

3) **99 136588 DP – PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE ARCO GAS STATION AT 685 LOUGHEED HIGHWAY – FOURTH REVIEW**

The Committee reviewed the preliminary plans and the colour information and photographs received earlier in the Development Planning Section, the revised drawings received on August 11, 2000, and the letter from the project designer received on August 16, 2000.

Mr. I. Guan, the project designer, was in attendance to present the plan revisions. The Committee appreciates the introduction of trees and shrubs in response to their concerns related to the landscaping of the site. However, the Committee is quite disappointed that the applicants are not proposing to meet their previous proposal to upgrade the overall appearance of the existing building with the proposed addition. The requested improvement to the general building appearance can be met without changing the form, roofline, etc. of the structure. The Design Committee cannot support the proposed addition when it is felt that the entire development needs improvement so as to fit in better with the Lougheed Highway frontage.



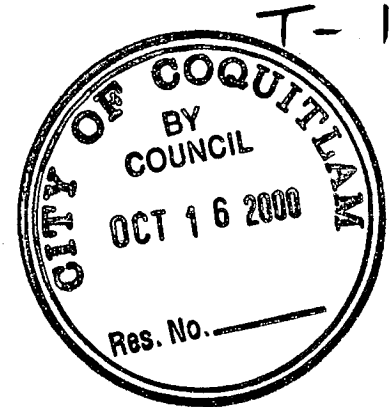
Laura Giesbrecht
Acting Secretary

LG/lmc

CITY OF _____
C O Q U I T L A M
INTER-OFFICE COMMUNICATION



2000 September 20



TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES – September 20, 2000

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, September 20, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)
Mr. B. Aichberger
Ms. S. Carter-Huffman
Mr. A. Lao
Mr. A. Smode

GUESTS: Mr. K. Schroeder
Mr. D. O'Sheehan
Mr. M. Burton-Brown
Ms. M. Chan
Mr. C. Brook
Ms. J. Smithson
Ms. R. Monsees

STAFF: Mr. Neil Maxwell, Planning Technician

Design Committee Minutes
2000 September 20

1) **00 144896 RZ – PRELIMINARY REVIEW OF A PROPOSED TEMPLE AT 208 JACKSON STREET – FIRST REVIEW**

The Committee reviewed the plans, coloured elevation drawings and photograph study of the site and neighbourhood, all received in the Development Planning Section on August 25, 2000.

Mr. K. Schroeder, the applicant, was in attendance to explain the building and to provide background on the project. After discussing the building and answering the Committee's questions, the Committee complimented the applicant on the excellent presentation, especially the photo study of the existing building and the neighbourhood. Turning to the specifics of the design, the Committee commented as follows:

- 1) the sides of the building are quite visible, therefore a higher level of design is warranted;
- 2) the windows, other than the ones on the front elevation, require further review;
- 3) the exposed basement walls have a negative influence on the design. Perhaps the structure could be lowered to eliminate or at least reduce the problem. The windows into the basement also require further consideration;
- 4) a balcony railing is a BC Building Code requirement and therefore must be shown on the plans as it affects the building design. However, if the main floor was lowered to a dimension acceptable under the BC Building Code, a railing would then not be required and this will also provide easier access for handicapped persons.
- 5) access into the building for disabled people may be required, therefore this needs to be investigated as it also will affect the design;
- 6) the proposed retaining wall along the front lot line should be "pulled back" several feet to provide for the introduction of landscaping to soften the image of the concrete wall;
- 7) the copper roof is commendable, however, the Committee requests further information on how the curved aspect of the roof will be achieved;
- 8) a landscape plan needs to be developed which includes the information requested in Item 6. above.

In summary, while very supportive of the applicant's concepts, additional consideration of the above matters is recommended.

Design Committee Minutes
2000 September 20

2) 00 143675 AM – PRELIMINARY REVIEW OF A PROPOSED IKEA STORE AT 1000 LOUGHEED HIGHWAY – FOURTH REVIEW

The Committee reviewed the revised and updated plans received in the Development Planning Section on September 13 and 19, 2000.

A delegation headed by the project architects, Mr. M. Burton-Brown and Mr. D. O'Sheehan, was in attendance to present the latest plans and to explain the plan modifications resulting from the previous comments. After explaining the plan revisions and answering the Committee's questions, the Committee recommended acceptance of the project in preliminary while making the following comments:

- 1) some concern was expressed that the parking garage may still appear to be an "add on" regardless of the efforts to integrate it with the building;
- 2) the change in the colour of the northern corner elements to sheet and profiled blue may not be as successful as anticipated, considering the effect is mainly achieved by light and shade. Since the local climate is often overcast, the effect may not always be obvious. Perhaps the applicants should consider a slightly lighter shade of blue for these elements to better achieve the desired contrast.

3) 00 145320 PY – PRELIMINARY REVIEW OF A PROPOSED THIRD INDUSTRIAL BUILDING AT 11 BURBIDGE STREET – FIRST REVIEW

The Committee reviewed the preliminary plans, coloured elevations and coloured material sample board, all received in the Development Planning Section on September 14, 2000.

The Committee commented that the concept plans are quite interesting, however, given the scale of the plans, it was somewhat difficult to fully understand and appreciate the design of this rather large building. The Committee therefore requested the following plans and information:

- 1) a photo study of the site;
- 2) a coloured enlargement of a portion of the building to better understand the architectural elements, colours, materials, etc.
- 3) sketch perspectives viewed from the park and from the entrance driveway;
- 4) an explanation from the project architect as to why the building is symmetrical versus one which could be more inspiring if a greater hierarchy of design were proposed;
- 5) a greater emphasis of design being considered for the very prominent southwest corner of the building.

The Committee would invite the project architect to a future meeting to present the requested information and to discuss the design.


Neil Maxwell
Secretary
NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

2000 October 04



T-1

TO: Growth Management Committee

FROM: Design Committee

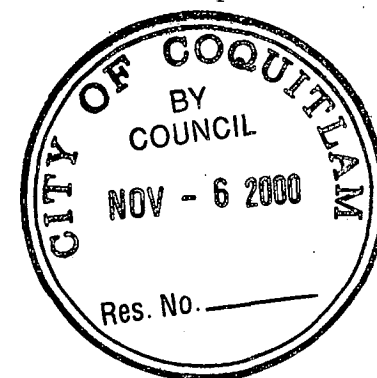
SUBJECT: **DESIGN COMMITTEE MINUTES – October 04, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, October 04, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. A. Lao
Mr. D. Nichols
Mr. A. Smode

GUESTS: Mr. W. Francl
Mr. W. Grzybowicz
Ms. D. Rodman

STAFF: Mr. Neil Maxwell, Planning Technician



1) 00 145320 PY – PRELIMINARY REVIEW OF A PROPOSED THIRD INDUSTRIAL BUILDING AT 11 BURBIDGE STREET - SECOND REVIEW

The Committee reviewed the preliminary plans presented at the previous meeting plus the information provided at this meeting.

Mr. W. Francl, the project architect, was in attendance to discuss with the Committee their previous comments and to explain the additional information. After explaining the plans and answering the Committee's questions, the Committee recommended acceptance of the project in preliminary. If this development does proceed, the Committee would be looking for the following to be included in the Building Permit application plans:

- 1) A cleaner glass detail at the building corners than that utilized on the first two buildings;
- 2) A landscape plan which provides the usual details plus a response to the suggestion that the plan should reflect some of the native plant material which is existing on the adjacent Park site and other adjacent land to the east.

Design Committee Meeting Minutes
October 04, 2000

2) **00 145360 PY – PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 85 SCHOONER STREET – FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured perspective and coloured samples received in the Development Planning Section on September 21, 2000.

The project architect, Mr. W. Grzybowicz, and the landscape consultant, Ms. D. Rodman, were in attendance to explain the design. After presenting the proposal and answering the Committee's questions, the Committee commented that while certain aspects of the design show promise, most notably the glazing, the project is uninspiring. The initial impression is that it is simply a rectangular box with softened corners and a central entry feature which is not very successful. Other areas of concern relate to the "punched holes" image that the windows portray and the symmetry of the front façade.

The Committee would recommend that the applicants review the above comments and when formulated, a response and consideration should also be given but not limited to:

- wrapping the glass around onto the sides of the building to the first bay;
- varying the building height;
- creating stronger entry identification.


Turning to the proposed landscaping, the Committee complimented the designer on the excellent plan and plant selection for the limited areas available for planting. Some vertical elements should be considered along the north and south lot lines and planting should be introduced along the building edges as discussed.

The Committee suggests that the applicant prepare sketch alternatives and present them at a future meeting for review and consideration.

3) **00 143622 CN – BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO THE SERVICE STATION AT 952 COMO LAKE AVENUE – FIRST REVIEW**

The Committee reviewed the plans received in the Development Planning Section on June 30, 2000 and September 27, 2000.

The Committee recommends acceptance of the project subject to the applicant first introducing cotoneaster ground cover under the cedars along the south lot line, from Blue Mountain Street back to the propane tank area, to the satisfaction of the Manager Development Services.


Neil Maxwell
Secretary
NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

2000 October 17



T-2

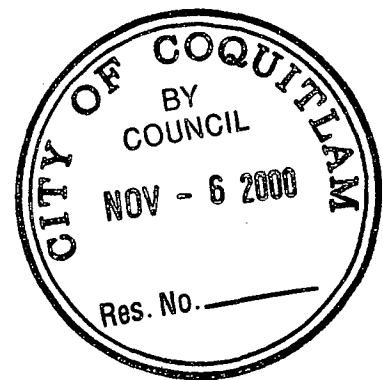
TO: Growth Management Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES – October 17, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Tuesday, October 17, 2000, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)
Mr. A. Lao
Mr. D. Mitchell
Mr. A. Smode

GUESTS: Mr. J. Biddle
Mr. T. Liedtke
Mr. W. Grzybowicz
Mr. R. Sandhu
Ms. D. Rodman
Mr. G. Dowd
Mr. A. Tecklenborg

STAFF: Mr. Neil Maxwell, Planning Technician



1) **00 144266 DP – PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE BMW AUTO DEALERSHIP AT 688 LOUGHEED HIGHWAY - SECOND REVIEW**

The Committee reviewed the plans and information submitted earlier plus the landscape concept received in the Development Planning Section on October 13, 2000

The designer, Mr. J. Biddle, and the contractor, Mr. T. Liedtke, were in attendance to present the landscape concept. After explaining the plan and answering the Committee's questions, the Committee commented that they were quite disappointed to learn that the skylight has been removed. The skylight added considerably to the quality and overall appearance. Its removal has a negative impact on the design and therefore the applicants should reinstate this design element.

Design Committee Meeting Minutes

October 17, 2000

1) 00 144266 DP cont'd/

Turning to the proposed landscaping, the Committee expressed concern with the concept in terms of its lack of visual impact and quality of plant material choices that one might expect for a dealership which sells elite vehicles. The Committee suggests that the applicants' efforts and money to construct the modest planters behind the cars may be misdirected. Perhaps the applicants should be looking at creating an upscale and powerful landscape statement at the Alderson Avenue entrance plus additional planting adjacent to the showroom entrances. The latter areas could be improved greatly with decorative pavers, pots and planters filled with colourful seasonal plant material.

In summary, the Committee requests reconsideration of the skylight and the submission of a landscape plan which responds to the above suggestions.

2) 00 145360 PY – PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 85 SCHOONER STREET – SECOND REVIEW

The Committee reviewed the preliminary plans, colour information, etc. which was submitted earlier plus the plans presented at this meeting.

The project architect, Mr. W. Grzybowicz, the owner, Mr. R. Sandhu and the landscape consultant, Ms. D. Rodman, were in attendance to present the design changes. After explaining the three design alternatives and answering the Committee's questions, the Committee commented that of the three alternatives, the one with the raised parapets and the emphasized entry portals is better than the other two, however, it too requires refinement. In this regard the Committee recommends that the applicants:

- a) simplify the building elements with a view to creating a hierarchy of form. This would include an organization of the building masses to establish dominate forms;
- b) study the proportions of the small canopy on the front elevation;
- c) articulate the breaks in the tilt-up panels;
- d) review the 45° corner elements. As presented, this corner element does not appear to have much interest;
- e) highlight the building façade with accent lighting such as the sconces indicated beside the entrances.

On the matter of landscaping, the Committee commented that the additional planting introduced at the base of the building is quite acceptable, however, the Committee was looking for verticality along the north and south lot lines. The Committee suggests that contact be made with the adjoining owners to discuss ways of introducing a few small trees which will create the desired effect.

In summary, while progress is being made, the Committee cannot yet recommend acceptance of the project in preliminary. Revised preliminary plans which respond to the above matters are requested.

3) **00 145948 PY – PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 2001 HARTLEY AVENUE – FIRST REVIEW**

The Committee reviewed the plans, coloured perspective and material board, all received in the Development Planning Section on October 11, 2000.

The design team of Mr. G. Dowd and Mr. A. Tecklenborg was in attendance. After presenting the project and answering the Committee's questions, the Committee complimented the applicants on what promises to be a very simple yet elegant building. Given the importance that careful detailing will have on the ultimate success of the project, the Committee commented as follows:

- 1) a return should be created where the upper curved flashing meets the side walls;
- 2) a greater degree of contrast between the colour of the alucobond panels and the window mullions may be more successful.

Looking at other aspects of the design, the Committee commented that:

- a) the parking layout in front of the office is awkward and therefore should be reconsidered;
- b) a pedestrian connection from the patio/plaza area out to Schooner Street should be introduced;
- c) a gate should be provided on the refuse enclosures;
- d) the continuous use of photinias along the north lot line should be reconsidered. A plant species which is more subtle in colour may better complement the building. A narrow tree should also be considered for this area in consultation with the planting proposed being developed for the adjoining site.

To summarize, the Committee recommends acceptance of the project in preliminary, noting that the above issues can be resolved to the satisfaction of the Manager of Development Services as part of the Building Permit review process.

Design Committee Meeting Minutes

October 04, 2000

4) 00 145861 PY - PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 2080 HARTLEY AVENUE – FIRST REVIEW

The Committee reviewed the preliminary plans, coloured elevation drawing and colour sample board, all received in the Development Planning Section on October 06, 2000.

The Committee commented that the colour scheme was pleasing, however, without the benefit of certain information, it was difficult to evaluate the proposal. The Committee therefore deferred consideration of the project and requested submission of the following:

- 1) an updated site plan which locates the existing buildings on the adjacent sites supplemented with photographs of the building;
- 2) a sketch perspective which clearly indicates the breaks in the building façade.
- 3) an updating of the rendered elevations to better demonstrate the three breaks in the long side elevations.

In relation to this application, the Committee would question the proposed glazing in the roll-up doors and the large gravel areas along the building edges.

Revised plans and information on the above matters is requested. The Committee would invite the applicants to a future meeting to explain the development and to present the additional information.

5) 2000 COQUITLAM BUILDERS' AWARD NOMINATIONS

The Committee was advised that the Chamber of Commerce is again seeking nominations for the subject award. The award is 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. After reviewing the possible nominations, the Committee recommends the following buildings for the Coquitlam Builders' Award:

Residential	3405 Plateau Boulevard	60-Unit Townhouse Project by United Properties
Commercial	2745 Barnet Highway	Milestones Restaurant (renovation)
Industrial	11 Burbidge Street	Phases I and II by Slough Estates
Institutional	1120 Brunette Avenue	Heritage Square by the City of Coquitlam



Neil Maxwell
Secretary

NM/lmc

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



2000 December 6

T-1

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – DECEMBER 6, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, December 6, 2000, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. S. Carter-Huffman
Mr. A. Lao
Mr. K. Munro
Mr. D Nichols

GUESTS:

Mr. R. Lee
Mr. D. Neale
Mr. N. Davies

STAFF:

Mr. N. Maxwell, Planning Technician

1) 00 147245 DP – PRELIMINARY REVIEW OF A PROPOSED RESTAURANT AT THE CORNER OF BRUNETTE AVENUE, BLUE MOUNTAIN STREET AND LOUGHEED HIGHWAY AT 901 BRUNETTE AVENUE – FIRST REVIEW

The Committee reviewed the plans and coloured elevation drawings received in the Development Planning Section on November 30, 2000, plus the model and site photographs presented at the meeting.

Mr. R. Lee, the project architect, was in attendance to present the design. After explaining the development and after answering the Committee's questions, the Committee commented that from purely a design viewpoint, they support the concepts for this very difficult site. Turning to the specifics of this application the Committee suggests that the applicant review the following:

- 1) the refuse container location. Perhaps it could be adjusted, as discussed, to be less prominent.

Design Committee Meeting Minutes
2000 December 6

- 1) **00 147245 DP – PRELIMINARY REVIEW OF A PROPOSED RESTAURANT AT THE CORNER OF BRUNETTE AVENUE, BLUE MOUNTAIN STREET AND LOUGHEED HIGHWAY AT 901 BRUNETTE AVENUE – FIRST REVIEW** cont'd/
 - 2) the rooftop equipment screening. A simplification of the roof forms in this area or perhaps the use of vents in an extended roof may be more successful than the current void in the roof volume.
 - 3) the location of the main entrance. A patron and pedestrian access at the eastern point of the deck adjacent to the Lougheed Highway may be more effective. As a consequence of the relocation, the present stair configuration on the southwest corner of the building will need modifications.

Revised preliminary plans which respond to the above comments are requested.

- 2) **00 147174 DV – PRELIMINARY REVIEW OF A PROPOSED TERTIARY RESIDENTIAL PROTOTYPE BUILDING ON THE RIVERVIEW HOSPITAL SITE AT 500 LOUGHEED HIGHWAY – FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured elevations and site contextual photographs all received in the Development Planning Section on November 27, 2000.

Mr. D. Neale, the project architect and Mr. N. Davies, the owner's representative were in attendance to present the design concepts. After explaining the project and after answering the Committee's questions, the Committee complimented and encouraged the applicants on the proposed building, noting they recommend acceptance of the prototype design. If the project proceeds, the Committee suggests that the applicants review the asphalt roof colour and texture, the retaining wall materials and the infill planting. The internal ceiling heights need to be reviewed so as to provide more interest, as discussed.



Neil Maxwell
Secretary

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



2000 December 20

T-2

TO: Growth Management Committee

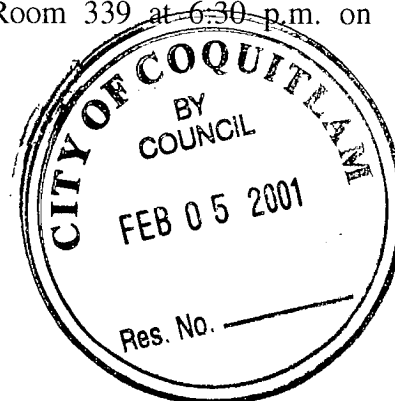
FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – DECEMBER 20, 2000**

A meeting of the Design Committee was held in Committee Room 339 at 6:30 p.m. on Wednesday, December 20, 2000, with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand (Chair)
Mr. B. Aichberger
Mr. S. Carter-Huffman
Mr. D. Mitchell
Mr. K. Munro
Mr. D. Nichols



GUESTS:

Mr. M. Kagami
Mr. R. Lee

STAFF:

Mr. N. Maxwell, Planning Technician

1) 00 144896 RZ – PRELIMINARY REVIEW OF A PROPOSED TEMPLE AT 208 JACKSON STREET – SECOND REVIEW

The Committee reviewed the plans and photo study presented at the last meeting plus the revised plans and information received in the Development Planning Section on December 12, 2000.

Mr. M. Kagami, the project architect was in attendance to present the plan modifications. After explaining the revisions and after answering the Committee's questions, the Committee stated that they are quite disappointed with the plan revisions, particularly the introduction of the new parking lot. The large asphalted area, being a foreground to the building, does not contribute to the aesthetics of the proposal, and in fact, is a significant detractor. While realizing that parking is a bylaw requirement, the Committee would strongly suggest that the applicants reconsider the location of the parking and reconsider the layout. By locating the parking to the north end of the property there would be significant benefits in parking layout efficiencies, additional site green space and especially potential benefits for the temple building in terms of:

**Design Committee Meeting Minutes
2000 December 20**

1) cont'd/

- Grades
- Easier disabled access
- Reduction of railings
- Landscape linkage
- Long range flexibility

The Committee also recommended that the applicant review the windows as discussed and to investigate with staff the possible use of "grasscrete" as a paving material, in the parking area.

In summary, the Committee requests the submission of revised plans and information in response to the above.

2) 00 147245 DP – PRELIMINARY REVIEW OF A PROPOSED RESTAURANT AT THE CORNER OF BRUNETTE AVENUE, BLUE MOUNTAIN STREET AND LOUGHEED HIGHWAY AT 901 BRUNETTE AVENUE – SECOND REVIEW

The Committee reviewed the plans, the coloured elevation drawings, the model and site photographs all presented at the previous meeting, plus the plan modifications distributed at this meeting.

Mr. R. Lee, the project architect, was in attendance to present the design modifications. After explaining the revisions and after answering the Committee's questions, the Committee recommends acceptance of the project in preliminary with the suggestion that a decorative pavement be extended across the Brunette Avenue frontage and that a low wall be introduced to the east of the driveway to establish the private versus public zones.

If this application proceeds to the building permit stage the Committee would be looking for a response to the above suggestions.



Neil Maxwell
Secretary

NM/ms