

DESIGN PANEL

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: July 18/89

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of July 18, 1989

OUR FILE:

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, July 18, 1989, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

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

STAFF:

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. T. Thompson
Mr. R. Bolus
Mr. J. Scott
Mr. J. Timmer
Mr. R. Verberme
Mr. B. Croome
Mr. H. Hatch
Mr. D. Yakimovitch

1. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO COMMERCIAL BUILDING
AT 1063 RIDGEWAY AVENUE

The Committee reviewed the plans and coloured photograph, all received in the Planning Department 1989 07 17.

The Committee recommends acceptance of the proposed addition. They would note, however, that the applicant should investigate means of increasing the lighting adjacent the stairway for security purposes.

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2. PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE "ZEPHYR" TRUCK CENTRE ON SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND SCHOOLHOUSE STREET AT 1500 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1989 06 28.

The Committee recommends acceptance of the proposed addition in preliminary.

3. PRELIMINARY REVIEW OF PROPOSED "RED ROBIN" RESTAURANT IN THE WESTWOOD MALL SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY

The Committee reviewed the preliminary plans received in the Planning Department 1989 05 15 and the coloured elevations, coloured photographs and material samples, all submitted on 1989 05 30.

The project architect, Mr. T. Thompson, was in attendance to present revised plans and information and to discuss the Committee's previous comments. After reviewing the information and answering the Committee's questions, Mr. Thompson left the meeting.

The Committee stated that while the style of architecture of the Centre and the proposed restaurant are quite different, there is sufficient relationship through the use of the gray wood siding and red metal and fabric awning that the Committee can recommend acceptance of the building in preliminary.

On the matter of landscaping, the Committee would reiterate their previous comment that if this project does proceed, the Committee would be looking for a detailed landscape plan which upgrades the quantity and quality of plant material throughout the existing parking lot, not just around the proposed new building.

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4. Z-15-89 - PRELIMINARY REVIEW OF A PROPOSED 125-UNIT APARTMENT
COMPLEX ON NORTH SIDE OF BRUNETTE AVENUE BETWEEN BEGIN STREET
AND LAVAL STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1989 07 17 and the coloured elevation drawings presented at this meeting.

A delegation consisting of the project architects, Mr. R. Bolus and Mr. J. Scott, were in attendance to present the revised plans for the project. After explaining the development and after answering the Committee's questions, Mr. Bolus and Mr. Scott left the meeting.

The Committee would commend the project architects on the thoroughness of their research in relation to architectural style and the manner in which they have related the buildings and parking garages to the site grades. In addition, the landscaping concept also appears to have been handled in a fairly successful manner. Furthermore, the Committee has no objection to the use of building materials, however, they would request the submission of a coloured material sample board to confirm the intended colour schemes.

Turning to the actual building design, the only concern that was expressed by the Committee related to the height and massing of the buildings along Brunette Avenue. The Committee realizes that the Planning Department and staff have encouraged the applicants to site the structures closer to Brunette Avenue, however, they are concerned with the overall scale of these three-storey/four-storey structures, and therefore would request the applicants reconsider this aspect of the project. Once this matter has been satisfactorily resolved, the Committee would have no hesitation in recommending acceptance of the project in preliminary.

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

5. Z-27-89 - PRELIMINARY REVIEW OF A PROPOSED 40-UNIT APARTMENT
BUILDING ON NORTHEAST CORNER OF NORTH ROAD AND COCHRANE AVENUE
AT 571-579 NORTH ROAD

The Committee reviewed the plans received in the Planning Department 1989 06 30 and the coloured perspective and coloured site plan received 1989 07 14.

A delegation consisting of the project architect, Mr. J. Timmer, and the owner's representative, Mr. R. Verberme, were in attendance to present the development. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project in preliminary, noting that every effort should be made to retain as many of the existing mature trees as possible. The trees to be retained should be clearly indicated on the detailed landscape plan.

Turning to the proposed building, the Committee commented that they would request confirmation of the type of stucco proposed and also would request the applicants restudy the main entrance arch on the south side of the building. The Committee is of the opinion that this design feature appears somewhat foreign in relation to the overall building design. The Committee requests the submission of revised plans and information on these two points prior to the preparation of any development permit for this project.

Mr. W. Roper returned to the meeting.

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6. Z-34-87 - PROPOSED 174-UNIT MULTIPLE-FAMILY DEVELOPMENT IN TWO HIGH-RISE TOWERS ON THE SOUTH SIDE OF BURLINGTON DRIVE EAST OF PACIFIC STREET

Mr. B. Croome, the project architect, was in attendance to present revised plans in response to the Committee's previous comments. After explaining the adjustments and answering the Committee's questions, Mr. Croome left the meeting.

The Committee appreciates the response to their previous concerns in relation to building height, stepping of the upper floors, etc. The project is now to a point where the Committee can recommend acceptance in preliminary. There was, however, some concern expressed over the possible treatment of the balcony on the upper floors. It appears that the revised perspective indicates a rather large cantilevered deck on the upper floor, whereas it is not clear on the elevation drawings if this is the intended design. The Committee would therefore request the submission of a new sketch perspective of the upper portion of the building. The perspective should be submitted for review prior to the applicants finalizing the working drawings for a building permit.

7. PRELIMINARY REVIEW OF PROPOSED 54-UNIT APARTMENT BUILDING ON WEST SIDE OF BROMLEY STREET SOUTH OF AUSTIN AVENUE AT 450 BROMLEY ST.

The Committee reviewed the revised coloured elevation drawing received in the Planning Department 1989 07 12.

Mr. H. Hatch, the project architect, was in attendance to explain the latest drawing. After answering the Committee's questions, Mr. Hatch left the meeting.

The Committee, after considerable discussion, recommends acceptance of the project in preliminary, subject to the applicants modifying the window treatment on the east end elevation, as discussed with the project architect.

8. Z-25-89 - PRELIMINARY REVIEW OF PROPOSED 54-UNIT APARTMENT PROJECT
ON THE NORTHEAST CORNER OF PIPELINE ROAD AND INLET STREET. AT
1165-1171 PIPELINE ROAD AND 1105 INLET STREET

The project architect, Mr. D. Yakimovitch, was in attendance to present revised plans in response to the Committee's previous comments. After explaining the revisions and answering the Committee's questions, Mr. Yakimovitch left the meeting.

The Committee stated that the introduction of the glass blockwork at the end of the corridors adjacent the stairwell is a good solution for the ends of the building.

Turning to the entrance area, the Committee stated that the revised plans do not adequately resolve the Committee's concerns relating to this portion of the development. Prior to commenting further, the Committee requests the submission of a perspective of this portion of the building to assist in their review of this aspect of the project. The Committee would note that given the apparent time constraints being experienced by the applicants, they would have no objection to this project proceeding to Public Hearing on the clear understanding that the problem associated with the entrance area must be resolved to their satisfaction prior to the preparation of any development permit for the anticipated construction.

9. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE MOHAWK SERVICE
STATION ON THE NORTHEAST CORNER OF CLARKE ROAD AND COMO LAKE
AVENUE AT 603 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department 1989 07 08, the coloured perspective received 1989 07 07, and the coloured chips submitted on 1989 07 10.

The Committee notes that the proposed redevelopment occupies a highly visible location at the intersection of two major arterial streets in Southwest Coquitlam, being Como Lake Avenue and Clarke Road. The Committee is of the opinion that the proposed design

9. cont'd

does not respond to the role this building should be playing on this visible gateway to Coquitlam. They therefore cannot recommend acceptance of the project as proposed and would further suggest that the applicants seek professional design advice from an architect or designer in formulating a redesign of the project.

10. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTHEAST CORNER OF ANSON AVENUE AND PONDEROSA STREET AT 3015 ANSON AVENUE

The Committee reviewed the preliminary plans and coloured elevation drawing, all received in the Planning Department 1989 07 10.

The Committee stated that even though the site lies to the rear of the large food store directly to the south, it still occupies a rather prominent corner in the Town Centre area. The proposed design is, in the Committee's opinion, not to the level they have come to expect from this design firm. Consequently, the Committee suggests that the applicants give further design consideration to the proposed building. Future submissions should include a landscaping concept and a coloured perspective, including a colour material sample board.

11. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY EAST OF BOND STREET AT 2714 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department 1989 05 31 and the revised elevation drawings and coloured photographs received 1989 07 18.

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11. cont'd

The Committee recommends acceptance of the project in preliminary subject to the applicants first adjusting the building six feet to the south to eliminate the problem of having dissimilar materials meeting on the same plane.

12. PRELIMINARY REVIEW OF PROPOSED CANOPY FOR SHELL SERVICE STATION
ON THE SOUTHEAST CORNER OF CLARKE ROAD AND COMO LAKE AVENUE AT
584-590 CLARKE ROAD

The Committee reviewed the plans received in the Planning Department 1989 02 08, 1989 07 10, and the coloured photographs supplied 1989 07 11.

The Committee recommends acceptance of the proposed canopy.

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Aug. 1/89

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of August 1, 1989

OUR FILE:

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, August 1, 1989, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Haley
Mr. J. Gayton

STAFF:

Ken McLaren, Development Control Technician

GUESTS:

Mr. D. Yakimovitch
Mr. D. Buttjes
Mr. J. Scott
Mr. R. Bolus
Mr. T. Thompson

1. PRELIMINARY REVIEW OF A PROPOSED SERVICE COMMERCIAL BUILDING ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF KING EDWARD STREET AT 1300 LOUGHEED HIGHWAY

The Committee reviewed the revised plans and coloured perspective, received July 20, 1989, and the elevation drawing and coloured chips of exterior materials received July 24, 1989.

The Committee would basically reiterate their earlier comments on this proposal as well. This is a highly visible location on two major highways running through the southerly portion of Coquitlam and the Committee does not feel that the design proposed responds to the role that this building should be playing within this visible gateway to Coquitlam. They therefore cannot recommend acceptance of this proposal as submitted.

Future submissions should include more specific proposals with regard to signage for this development.

2. Z-25-89 - PRELIMINARY REVIEW OF PROPOSED 54-UNIT APARTMENT PROJECT
ON THE NORTHEAST CORNER OF PIPELINE ROAD AND INLET STREET AT 1165-
1171 PIPELINE ROAD AND 1105 INLET STREET

The project architect, Mr. D. Yakimovitch, was in attendance to present revised plans in response to the Committee's previous comments. After explaining the revisions and answering the Committee's questions, Mr. Yakimovitch left the meeting.

The Committee reviewed the massing perspective and colour sample board received at this time.

The Committee now recommends acceptance of this development in preliminary for development permit. At the time of building permit application, the Committee would like to see a blowup of a portion of the elevation with final colour choices detailed.

In addition, the Committee notes that the lower horizontal bands seem to work well around the entryway, however, concern was expressed with the treatment in the upper area, as discussed with the project architect. Further review of this area would be appreciated prior to building permit application.

3. Z-32-89 - PRELIMINARY REVIEW OF A PROPOSED HIGH-DENSITY HIGH-RISE
APARTMENT COMPLEX AT THE NORTHWEST CORNER OF GLEN DRIVE AND PIPE-
LINE ROAD AT 1190 PIPELINE ROAD

Mr. D. Buttjes, the project architect, was in attendance to present this project and answer any Committee questions. Mr. Buttjes then left the meeting.

The Committee reviewed the plans and written submission received July 24, 1989, the coloured perspective and coloured elevation received July 28, 1989, and the further coloured elevation received at the meeting.

The Committee appreciates the thoroughness of the submission and the presentation on this major development.

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3. Z-32-89 cont'd

The only minor suggestion relates to the extent of the masonry. The Committee feels that the brick should be extended further upwards on the building, perhaps on the vertical accents as discussed.

The Committee has no hesitation in recommending acceptance of this project in preliminary, subject to consideration being given to the above comments.

4. Z-15-89 - PRELIMINARY REVIEW OF A PROPOSED 126-UNIT APARTMENT
COMPLEX ON THE NORTH SIDE OF BRUNETTE AVENUE BETWEEN BEGIN STREET
AND LAVAL STREET

A delegation consisting of the project architects, Mr. R. Bolus and Mr. J. Scott, was in attendance to present the revised plans for the project. After explaining the development and answering the Committee's questions, Mr. Bolus and Mr. Scott left the meeting.

The Committee reviewed the revised preliminary plans received in the Planning Department July 31, 1989 and the coloured elevation drawings and colour sample board submitted August 1, 1989.

The Committee appreciates the applicant's response to their earlier comments and finds the lowered Brunette elevation much more acceptable.

The Committee would now request that consideration be given to the following comments:

- 1) The applicant should look at opportunities for opening up the distance between the two buildings on Brunette Avenue.
- 2) Alternative roof materials should be considered which are more in keeping with the design character (i.e. give the appearance of slate).

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4. Z-15-89 cont'd

- 3) The Committee questions the skylights on the Brunette elevation on either side of the central dormer
- 4) A blowup of portions of the elevations would be appreciated to clearly show the details of all trims, balconies, the widow's walk, fenestration, entry and door treatments, etc. The Committee will be looking for this information to be put on the elevations at the working drawing stage.

In conclusion, the Committee recommends acceptance of this project in preliminary, while requesting a response to the above comments and concerns prior to the application appearing before any Public Hearing.

5. Z-40-88 - PROPOSED EXTERIOR MATERIAL COLOUR CHANGES FOR A 34-UNIT TOWNHOUSE PROJECT ON THE NORTH SIDE OF RUNNEL DRIVE WEST OF FALCON DRIVE

The Committee reviewed the original colour board and the revised colour board received June 21, 1989.

The Committee requests a coloured elevation in order to properly review this proposed new colour scheme.

6. REVIEW OF REVISED LANDSCAPING PLAN FOR A CHURCH COMPLEX NEARING COMPLETION AT 1460 LANSDOWNE DRIVE

The Committee reviewed the revised landscape plan received in the Planning Department July 24, 1989.

The Committee recommends acceptance of the revised landscaping proposal.

7. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE
NORTHEAST CORNER OF SHERWOOD AVENUE AND BLUE MOUNTAIN STREET
AT 903 SHERWOOD AVENUE

The Committee reviewed the revised plans and colour samples received in the Planning Department July 27, 1989, and the coloured elevations submitted previously on January 18, 1989.

The Committee is concerned with the way in which the fenestration has now been handled, most particularly on the west elevation. A three-dimensional view of this building with colours would assist in the Committee's review.

The revised submission should also include details of how the applicant proposes to achieve the panels.

8. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTH
SIDE OF BARNET HIGHWAY EAST OF BOND STREET AT 2714 BARNET HIGHWAY

The Committee reviewed the plans received in the Planning Department May 31, 1989, and the revised elevation drawings and coloured photographs received July 18, 1989, along with the letter from the project designer received August 1, 1989.

The Committee would accept the applicant's proposal for a one-foot adjustment in the building setback.

9. BUILDING PERMIT APPLICATION REVIEW OF PROPOSED COMMERCIAL BUILDING
AT THE NORTH SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET AT
3025 ANSON AVENUE

The Committee reviewed the plans received July 25, 1989, and the coloured perspective submitted April 25, 1989.

The Committee is concerned about the changes which have occurred to this building from the development permit plans. In particular, the concern relates to the fenestration and the change in the entry/elevator element.

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The Committee would request a response to these concerns, along with submission of the required colour sample board.

In relation to landscaping, the Committee can recommend acceptance of this aspect of the development.

10. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH-EAST CORNER OF ANSON AVENUE AND PONDEROSA STREET AT 1111 PONDEROSA STREET

Mr. T. Thompson, the project architect, was in attendance to explain the project and submit revised drawings. Mr. Thompson then left the meeting.

The Committee reviewed the preliminary plans and coloured elevation drawing received in the Planning Department July 10, 1989, and the coloured perspective drawing and landscape concept submitted at the meeting.

The Committee recommends acceptance of this project in preliminary.

KM/cr


Ken McLaren
Acting Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Aug. 15, 1989

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of August 15, 1989

OUR FILE:

A meeting of the Design Committee was held in the Engineering Department Committee Room at 6:30 p.m. on Tuesday, Aug. 15, 1989 with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. J. Gayton
Mr. W. Haley
Mr. W. Roper

STAFF:

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

GUESTS:

Mr. K. Kovacs
Mr. D. Faulkner

1) REVIEW OF EXTERIOR ALTERATIONS TO EXISTING COMMERCIAL BUILDING AT
3025 LOUGHEED HIGHWAY

The Committee reviewed the plans and coloured information received in the Planning Department 1989 08 11.

The Committee recommends acceptance of the proposed alterations.

2) BUILDING PERMIT REVIEW OF PROPOSED ADDITION AND ALTERATIONS TO THE
SAFEWAY BUILDING AT 1033 AUSTIN AVENUE

The Committee reviewed the plans received in the Planning Department 1989 07 21 and the coloured information supplied earlier on 1989 02 20.

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2) continued

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

- 1) a landscape plan being included in the set of working drawings;
- 2) the proposed building colours being clearly called up on the plans; and
- 3) a set of stairs being introduced opposite the crosswalk location on Austin Avenue.

3) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTHEAST CORNER OF SHERWOOD AVENUE AND BLUE MOUNTAIN STREET AT 903 SHERWOOD AVENUE

The Committee reviewed the revised plans and colour information all received in the Planning Department 1989 08 14.

Mr. K. Kovacs was in attendance to explain the revisions. After answering the Committee's questions and providing additional information, Mr. Kovacs left the meeting.

The Committee appreciates the response to their previous comments. It was noted, however, that there are two overhead doors which could only be accessed through the adjacent parking spaces. This arrangement is not acceptable and therefore revisions are suggested. The Committee then recommended acceptance of the project subject to the applicant first resolving the above concern to the satisfaction of the Planning Director in the following manner:

- 1) the easterly door on the south side of the building being replaced with a block wall panel;
- 2) the easterly overhead door on the north side being removed and infilled with glazing similar to the windows on the second floor or alternatively relocating the remaining overhead door to the centre of this wall and relocating the main doors accordingly.

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4) REVIEW OF PROPOSED ALTERATIONS TO NEIGHBOURHOOD PUB UNDER CONSTRUCTION
AT 1000 AUSTIN AVENUE

The Committee reviewed the revised plans received in the Planning Department 1989 08 11.

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

The Committee recommends acceptance of the proposed modifications.

Mr. Roper left the meeting at this point.

5) BUILDING PERMIT REVIEW OF A PROPOSED 34-UNIT TOWNHOUSE PROJECT ON THE
NORTH SIDE OF RUNNEL DRIVE WEST OF FALCON DRIVE AT 2567 RUNNEL DRIVE

The Committee reviewed the coloured elevation drawing received in the Planning Department 1989 08 10, the coloured samples supplied previously on 1989 07 21 and the plans submitted on 1989 07 17 and 1989 08 15.

The conceptual plans which were endorsed by the Committee called for the retention of existing tree growth around the site and the introduction of heavy planting along the east lot line. The Committee understands that the site has been totally cleared making tree preservation redundant. The landscape plan supplied does not make reference to any replacement of trees and shrubs in the upper area along the west lot line nor does it reflect the concept of heavy planting along the future commercial lot. In addition, the Committee suggests that substantial tree planting along the north line be done to replace the existing plant material which was removed.

Turning to other aspects of the project, the Committee noted the plans did not include privacy, perimeter and refuse fencing details or information on the structure over the mailbox. On the actual building design, the Committee suggests that the roof pitch be lowered from 7/12 to 5/12.

The Committee is willing to recommend acceptance of the project subject to the applicants first supplying revised plans and information to resolve the above matters to the satisfaction of the Planning Director.

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Mr. Roper returned to the meeting.

6) BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH
SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET AT 3025 ANSON AVENUE

The Committee reviewed the plans received in the Planning Department
1989 07 25 and the revised elevation drawing received 1989 08 11.

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

- 1) the building colours being clearly called up on the drawings; and
- 2) a detail being supplied to clarify the arched design features on
the lower portion of the front facade.


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE Aug. 29, 1989
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of Aug. 29, 1989

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, Aug. 29, 1989, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. Forster
Mr. J. Lehto
Mr. J. Scott
Mr. J. Redenbach
Mr. G. Rahiman
Mr. T. Hall

1. REVIEW OF PROPOSED ALTERATIONS TO A TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 99 LAVAL STREET

The Committee reviewed the photographs and accompanying explanatory notes, all received in the Planning Department 1989 08 25.

The Committee recommends acceptance of the suggested deletion of the trims around the doors as requested.

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2. REVIEW OF PROPOSED ADJUSTMENTS TO PLANS FOR A PROPOSED 75-UNIT APARTMENT BUILDING AT 98 LAVAL STREET (LE CHATEAU II)

The Committee reviewed the plans received in the Planning Department

The Committee has no objection to this project proceeding, however, prior to the issuance of any building permit, they request the submission of completely detailed landscape plans for the courtyard area. The submission should include:

- a) an example of the aggregate finished proposed;
- b) an explanation as to the deletion of the four towers on the corners of the internal courtyard.

3. REVIEW OF PROPOSED CANOPY FOR INDUSTRIAL BUILDING AT 1100 LANSLOWNE DRIVE

The Committee reviewed plans and coloured photograph, received in the Planning Department 1989 07 31 and the coloured material sample submitted on 1989 08 24.

The Committee recommends acceptance of the proposed canopy.

4. REVIEW OF CHANGES TO PROPOSED TEXACO GAS BAR AT 929 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1989 08 15 and the plans submitted previously on 1989 05 15.

The Committee recommends acceptance of the change in building material from metal to stucco and the introduction of stucco panels along the base of the building. The other suggested revisions (removal of the accent band and the change in door type) are not acceptable and therefore the plans should be revised to reflect the approved design in these areas.

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5. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE MOHAWK SERVICE STATION ON THE NORTHWEST CORNER OF CLARKE ROAD AND COMO LAKE AVENUE AT 603 CLARKE ROAD

The Committee reviewed the revised plans received in the Planning Department 1989 08 25 and the coloured perspective submitted previously on 1989 07 07.

Mr. P. Foster, project coordinator, and Mr. B. Rahiman were in attendance to explain the revised plans. After explaining the revisions and after answering the Committee's questions, the delegation left the meeting.

The Committee stated that the building requires a simplification of building materials, building angles and colours as discussed. Specific areas to review are the block wall, the stair railing detail and awnings. The Committee also suggests that the overhead doors on the east elevation should align for consistency. They realize this suggestion may necessitate a height variance, and depending on how successfully the resulting redesign is handled, the Committee could endorse an appeal to Council.

In summary, the Committee requests the submission of revised preliminary plans, including updated coloured elevation drawings.

6. Z-15-88 - PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE WEST SIDE OF WESTWOOD STREET SOUTH OF LINCOLN AVENUE AT 1120-1122 WESTWOOD STREET

The Committee reviewed the plans received in the Planning Department 1989 08 14 and the coloured perspective and coloured material samples submitted on 1989 08 25.

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

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6. cont'd

Generally speaking, the Committee is quite pleased with the project, particularly the choice of building materials, and therefore would recommend acceptance of the development in preliminary. This endorsement includes the requested relaxations in building height, rear setback and second floor lot coverage. The matter of small car parking comes under staff jurisdiction and therefore the Committee will not comment on this item. Returning to the building itself, the Committee comments as follows:

- 1) The use of alucobond panel construction is strongly recommended over the "formawall" alternative. In addition, the Committee suggests that the alucobond material be wrapped around onto the rear elevation rather than stopping on the side elevations as presently proposed.
- 2) The possible introduction of a "high window band" on the rear elevation, as mentioned by the project architect, would add to this elevation. The Committee would encourage the applicants in this regard, however, it should be investigated further as to building code implications.
- 3) The two-storey glass element on the main entry should be more transparent, as discussed.
- 4) A high quality of landscaping will be expected in the areas to be planted.

To summarize, the Committee recommends acceptance of the project in preliminary, however, would request a response to the above items prior to the preparation of any development permit for the project.

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7. Z-31-89 - PRELIMINARY REVIEW OF A PROPOSED 37-UNIT APARTMENT BUILDING ON THE WEST SIDE OF WESTWOOD STREET SOUTH OF GLEN DRIVE AT 1154 WESTWOOD STREET

The Committee reviewed the plans, coloured sample board, model and site photographs, all received in the Planning Department 1989 08 25 and the coloured perspective submitted on 1989 08 28.

Mr. J. Lehto and Mr. T. Hall, project architects, were in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Lehto and Mr. Hall left the meeting.

The Committee recommends acceptance of the project in preliminary, noting the return to more natural building materials such as wood siding and roofing. In addition, based on the manner in which the building has been designed with the stepping back of the building on the upper floors, the Committee would endorse the required appeal in relation to increased lot coverage. Turning to other aspects of the project, the Committee commented as follows:

- 1) Existing trees should be retained wherever possible. A tree survey should be undertaken to determine which trees can be saved and which other ones could be retained by moving them to a protected location on the site.
- 2) The plans should be updated to clearly reflect the upper overhangs, as discussed.

8. Z-15-89 - PRELIMINARY REVIEW OF PROPOSED 120-UNIT APARTMENT PROJECT ON NORTH SIDE OF BRUNETTE AVENUE BETWEEN LAVAL AND BEGIN STREETS

The Committee reviewed the plans received in the Planning Department 1989 08 25 and the coloured elevations and material samples submitted on 1989 08 01.

Mr. J. Scott was in attendance to discuss the latest submission. After explaining the revisions and after answering the Committee's questions, Mr. Scott left the meeting.

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8. cont'd

The Committee appreciates the response to their previous comments in relation to opening up the space between the Brunette Avenue blocks, the removal of the skylights adjacent the dormers, and the submission of the large scale elevation drawing. The matter of the proposed roofing material (asphalt shingles) has yet to be satisfactorily resolved. The Committee suggested the architect review a roofing material which has recently been utilized on a heritage building in a neighbouring municipality.

On the matter of utilizing vinyl siding in place of the wood siding proposed and endorsed earlier, the Committee stated the vinyl types and colour selections are very limited, consequently it is difficult to achieve the desired colour palette. The Committee felt that depending on the results of the architect's investigation on the roofing material and a more concrete colour and material proposal, they may be able to consider the use of vinyl in a profile and finish as discussed.

9. REVIEW OF PROPOSED 34-UNIT TOWNHOUSE PROJECT ON THE NORTH SIDE OF RUNNEL DRIVE WEST OF LANSDOWNE DRIVE AT 2567 RUNNEL DRIVE

The Committee reviewed the letter from the project designer, received in the Planning Department 1989 08 25, which is in response to the Committee's suggestion that the roof pitch be lowered.

After reviewing the correspondence which provides more information on why the steeper roof pitch was chosen, the Committee recommends acceptance of the 7/12 pitch as originally proposed.

Design Committee Minutes
of Aug. 29, 1989

Aug. 29, 1989

10. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO SCHOOL ON THE SOUTH
SIDE OF WALTON AVENUE EAST OF JOHNSON STREET AT 2960 WALTON AVENUE

The Committee reviewed the plans, coloured perspective and
coloured material sample board, all received in the Planning
Department 1989 08 25.

The Committee recommends acceptance of the proposed addition. 5

NM/cr


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Sept. 26, 1989

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of September 26, 1989

OUR FILE:

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, September 26, 1989, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. W. Haley
Mr. W. Roper
Mr. G. Shinkewski

STAFF:

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

GUESTS:

Mr. R. White
Mr. G. Markland
Mr. P. Forster
Mr. H. Hatch

1) REVIEW OF PROPOSED "RED ROBIN" RESTAURANT AND ADDITIONS TO THE SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY

The Committee reviewed the revised plans for the restaurant received in the Planning Department 1989 09 15 and 22, as well as the plans supplied previously on 1989 07 21.

The Committee recommends acceptance of the restaurant building in terms of development permit and building permit review. On the matter of the two additions to the centre, the Committee recommends acceptance of the preliminary concepts noting that a detailed review will be necessary if and when a building permit application is received.

Design Committee Minutes
of September 26, 1989

2) REVIEW OF COLOUR CHANGES TO AN INDUSTRIAL BUILDING AT 135 GLACIER ST.

The Committee reviewed the original plans of the project and the coloured photographs received 1989 09 25, which provide information on the "as built" situation. The Committee recommends acceptance of the colour changes to the man and overhead doors.

3) REVIEW OF PROPOSED MODIFICATIONS TO A 46-UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 99 LAVAL STREET

The Committee reviewed the material sample and covering letter, all received 1989 09 21, requesting a change to the vinyl siding in the peaks of the Unit Type 3a. The Committee does not recommend acceptance of the wide vinyl siding proposed. They would prefer the use of the narrow siding, "Triple 3", in the matte finish. In addition, they suggest that the "fish scale" detail in the peaks be utilized on both the front and rear elevations, not just the front as currently proposed.

4) BUILDING PERMIT REVIEW OF PROPOSED 75-UNIT APARTMENT BUILDING AT 98 LAVAL STREET (LE CHATEAU II)

The Committee reviewed the plans submitted previously and the photographs received 1989 09 21.

The Committee recommends acceptance of the treatment proposed for the courtyard areas and walking lanes. The number and general location criteria for the concrete planters should be supplied to Planning Department staff.

5) PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE PLACE MAILLARDVILLE BUILDING AT 1200 CARTIER AVENUE

The Committee reviewed the preliminary plans and coloured perspective, all received in the Planning Department 1989 09 22.

Mr. R. White, project architect, was in attendance to present the proposal. After explaining the project and after answering the Committee's questions, Mr. White left the meeting.

The Committee recommends acceptance of the project in preliminary and looks forward to the detailed review of the working drawings. It was noted that if at all possible, additional trees should be retained.

Design Committee Minutes
of September 26, 1989

6) BUILDING PERMIT REVIEW OF AN ESSO GAS BAR AT 929 BRUNETTE AVENUE

The Committee reviewed plans and coloured elevation drawings, all received in the Planning Department 1989 09 20.

The project coordinator, Mr. G. Markland, was in attendance to explain the building. After providing clarification on a number of questions from the Committee, Mr. Markland left the meeting.

The Committee recommends acceptance of the project subject to the plans first being modified, to that presented in terms of colour, to the satisfaction of the Planning Director.

7) PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE MOHAWK SERVICE STATION ON THE NORTHWEST CORNER OF CLARKE ROAD AND COMO LAKE AVENUE AT 603 CLARKE ROAD

The Committee reviewed the revised preliminary plans and coloured perspective, all received in the Planning Department 1989 09 22.

Mr. P. Forster, project coordinator, was in attendance to explain the revised submission. After explaining the revisions and after answering the Committee's questions, Mr. Forster left the meeting.

The Committee appreciates the applicant's efforts in simplification of building materials and colours, and has no objection to this aspect of the project. The Committee acknowledged that they are aware of the type of corporate, tenant, municipal bylaw and site configuration constraints under which the designer is working. These problems have contributed to the current design which cannot be endorsed by the Committee. Perhaps the applicants should look at the fundamental question of building configuration and placement on the lot, (such as repositioning the two "components" of the building).

In summary, the Committee cannot recommend acceptance of the development as now proposed and would suggest the applicants reconsider the approach to this project in terms of siting, building configuration and resulting design elements.

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

Design Committee Minutes
of September 26, 1989

8) Z-34-89 PRELIMINARY REVIEW OF A PROPOSED 54-UNIT APARTMENT BUILDING
AT 1155 DUFFERIN STREET

The Committee reviewed the revised preliminary plans received in the Planning Department 1989 09 22, and the updated coloured elevation drawings and material samples received at this meeting.

The Committee noted the large area of tree retention created by the driveway relocation, the increased fascia depth, as well as the modifications to the windows and roof. The Committee can now recommend acceptance of this project in preliminary. Prior to this application being presented at a Public Hearing, however, the Committee would request the submission of revised plans covering the following:

- 1) a partial elevation drawing, at an enlarged scale, coloured and detailed in terms of window details and trims, gutters and downspouts, building materials, fascia depths, etc.;
- 2) a revised south end elevation, adjacent to the driveway ramp, which improves on the design of this highly visible end condition;
- 3) an updated coloured sample board which eliminates the light beige colour and replaces it with a lighter taupe colour than the one proposed. A revised window trim colour would also be necessary.
- 4) a more gracious interior space adjacent the main entrance (in terms of actual width);
- 5) a 2 x 12" fascia as presented rather than the 2 x 10" fascia shown on the plans.

Mr. Roper returned to the meeting.

9) BUILDING PERMIT REVIEW OF A PROPOSED 29-UNIT APARTMENT BUILDING ON THE
SOUTHWEST CORNER OF HEFFLEY CRESCENT AND WESTWOOD STREET AT
1175 HEFFLEY CRESCENT

The Committee reviewed the plans received in the Planning Department 1989 08 30 and the coloured perspective and coloured material sample board, both submitted 1989 02 21.

Design Committee Minutes
of September 26, 1989

9) cont'd

The Committee noted that there appears to have been no response to their earlier comment in relation to possible tree retention. Consequently, the application was tabled for response to this question. The Committee also questioned the use of a "mountain ash" as a street tree and the vast amount of proposed lawn. In addition to the above, the Committee requested the submission of:

- 1) a coloured material sample board to confirm the intended colour scheme; and
- 2) a coloured partial elevation drawing at an enlarged scale to clearly demonstrate the colour scheme, window trims, downspouts, fascias, balcony railings, etc.

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

10) PRELIMINARY REVIEW OF TWO PROPOSED COMMERCIAL BUILDINGS ON THE NORTH SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET AT 3041 ANSON AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1989 09 06 and the coloured perspective submitted on 1989 09 25.

The Committee commented that the project is generally acceptable, however the south elevation of the easterly building appears to be a weak ending to an otherwise strong architectural design concept. A restudy of this portion of the development is therefore suggested. In relation to the use of stucco, the Committee requests confirmation of the type, hopefully acrylic, given the lack of overhangs in the building design.

11) Z-25-89 PRELIMINARY REVIEW OF A PROPOSED 54-UNIT APARTMENT PROJECT ON THE NORTHEAST CORNER OF PIPELINE ROAD AND INLET STREET AT 1165-1171 PIPELINE ROAD

The Committee reviewed the plans received in the Planning Department 1989 09 18 and the explanatory letter submitted on 1989 09 26.

The Committee tabled their comments pending receipt of a sketch perspective of the main entrance area to assist in their review of this project.

Design Committee Minutes
of September 26, 1989

12) Z-36-89 PRELIMINARY REVIEW OF A PROPOSED 54-UNIT TOWNHOUSE PROJECT ON
THE SOUTH SIDE OF THE RAMBLER/NASH DRIVE CONNECTION

The Committee reviewed the plans received in the Planning Department 1989 09 08 and the coloured elevation drawings and material sample submitted on 1989 09 19.

Given the very steep nature of the site and the complicated relationship of the buildings to the site characteristics, the Committee tabled this application for a detailed explanation by the project architect. To assist in the forthcoming review, the Committee requests the submission of cross-sections through the site in a north-south direction, from lot line to lot line.

NM/je


Neil Maxwell, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Oct. 10, 1989

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of October 10, 1989

OUR FILE:

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, October 10, 1989, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. W. Fong
Mr. T. Ecker
Mr. J. Timmer
Mr. K. Porter
Mr. D. Thom
Mr. K. Sallaway

- 1) Z-25-89 PRELIMINARY REVIEW OF PROPOSED 54-UNIT APARTMENT PROJECT ON NORTHEAST CORNER OF PIPELINE ROAD AND INLET STREET AT 1165 - 1171 PIPELINE ROAD

The Committee reviewed the sketch perspective received in the Planning Department 1989 10 06 and the updated colour sample board submitted on 1989 10 10.

The Committee recommends acceptance of the project in preliminary.

Design Committee Minutes
of October 10, 1989

2) REVIEW OF PROPOSED MODIFICATIONS TO COMMERCIAL BUILDING UNDER
CONSTRUCTION AT 429 LEBLEU STREET

The Committee reviewed the plans and covering letter from the project architect, all received in the Planning Department 1989 09 29.

The Committee endorses the concept of introducing windows into the wall on the south side of the building, however the proposed window treatment should be reconsidered. A continuous horizontal band of glazing is recommended, thereby eliminating the interruptions created by the blockwork between the windows.

3) REVIEW OF PROPOSED ALTERATIONS TO COMMERCIAL BUILDING UNDER
CONSTRUCTION AT 1020 AUSTIN AVENUE

The Committee reviewed the plans and covering letter from the project architect, all received in the Planning Department 1989 09 29.

The Committee recommends acceptance of the deletion of the windows on the north side of this building as requested.

4) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT
2100 UNITED BOULEVARD

The Committee reviewed the plans received in the Planning Department 1989 09 26 and the coloured perspective, coloured elevations and colour chips, all received 1989 10 04.

The Committee understands that the lands to the east and west are currently under application for development which will change the character of the area as well as increase the visibility of the subject property and the proposed building. Given the pending development of the area, the Committee is of the opinion that the proposed design would not be consistent with the new development, and therefore recommends that the applicants reconsider the design of the new building.

Design Committee Minutes
of October 10, 1989

5) Z-34-89 PRELIMINARY REVIEW OF PROPOSED 54-UNIT APARTMENT BUILDING AT
1155 DUFFERIN STREET

The Committee reviewed the coloured elevation drawings presented at this meeting by Mr. W. Fong, representing the project architect. After explaining the revisions and after answering the Committee's questions, Mr. Fong left the meeting.

The Committee now recommends acceptance of the project in preliminary, noting that if the development reaches the building permit application stage, they will be looking for the usual detailed information on landscaping, fencing, etc. The Committee also suggests that the applicants incorporate an adjustment in the gutter colour so that it would be consistent with the dark green fascia.

6) Z-36-89 PRELIMINARY REVIEW OF PROPOSED 54-UNIT TOWNHOUSE PROJECT ON
THE SOUTH SIDE OF THE RAMBLER/NASH DRIVE CONNECTION

The Committee reviewed the plans received in the Planning Department 1989 09 08, the coloured elevation drawings and material samples submitted on 1989 09 19, and the cross-section drawing supplied on 1989 10 04. The project architect, Mr. T. Ecker, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Ecker left the meeting.

The Committee recommends acceptance of the project in preliminary. If the development proceeds to the working drawing stage, the Committee would request incorporation of the following into the plans:

- 1) a revision to the window treatment to ensure consistency between the floor plans and elevations as discussed; and
- 2) a landscape cribbing detail for the wood retaining walls which introduces spaces in the walls and which in turn can be planted to soften the effect of these walls.

In relation to this project, the Committee also commented that they expect the "Class A" treated shake roof to be retained, and that beyond the tree preservation area proposed for the northeast corner, every possible effort should be made to retain trees elsewhere on the property.

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of October 10, 1989

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

7) Z-27-89 PRELIMINARY REVIEW OF PROPOSED 40-UNIT APARTMENT BUILDING ON
NORTHEAST CORNER OF NORTH ROAD AND COCHRANE AVE. AT 571-579 NORTH ROAD

The Committee reviewed the plans and coloured perspective, all received in the Planning Department 1989 10 06.

The project architect, Mr. J. Timmer, was in attendance to explain the revisions. After explaining the adjustments and after answering the Committee's questions, Mr. Timmer left the meeting.

The Committee recommends acceptance of the project in preliminary to allow for the preparation of the necessary development permit. If the project does proceed, the Committee would request that the applicants review the 2 colours with a view to softening the visual effect currently proposed.

Mr. W. Roper returned to the meeting.

8) PRELIMINARY REVIEW OF PROPOSED GAS BAR/CAR WASH FACILITY ON SOUTHWEST
CORNER OF AUSTIN AVENUE AND BROMLEY STREET AT 2640 AUSTIN AVENUE

The Committee reviewed the preliminary plans and coloured perspective, all received in the Planning Department 1989 10 02.

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

The Committee noted the extensive amount of landscaping proposed and would commend the applicants in this regard. Turning to the actual building, the Committee suggests that the applicants introduce a peaked roof to the kiosk as well as metal panels, in a manner consistent with the frame concept utilized on the car wash building. The Committee would request the submission of revised preliminary plans which respond to the foregoing suggestions.

Design Committee Minutes
of October 10, 1989

9) Z-49-88 PRELIMINARY REVIEW OF PROPOSED HIGH-DENSITY APARTMENT/
COMMERCIAL DEVELOPMENT ON WEST SIDE OF PINETREE WAY SOUTH OF GLEN
DRIVE AT 1160 PINETREE WAY

The Committee reviewed the revised preliminary plans received in the Planning Department 1989 09 29, the coloured elevation drawings received 1989 10 06, as well as the coloured material sample board supplied on 1989 05 02.

Mr. D. Thom and Mr. K. Sallaway were in attendance to present the revised plans and to provide an update on the adjustments which have occurred to the project. After explaining the latest submission and after answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project in preliminary in order to allow preparation of the required development permit. If the project reaches the building permit application stage, the Committee would suggest that the applicants reconsider the stucco colour to one more in keeping with the polished red granite proposed for the store fronts.

10) BUILDING PERMIT REVIEW OF PROPOSED 29-UNIT APARTMENT BUILDING ON
SOUTHWEST CORNER OF HEFFLEY CR. AND GLEN DR. AT 1175 HEFFLEY CRESCENT

The Committee reviewed the plans received in the Planning Department 1989 08 30, as well as the revisions to the landscaping and proposed colour scheme, both supplied on 1989 10 06.

The Committee recommends acceptance of the new street tree, however still has difficulty with the large amounts of lawn. The Committee suggests that the lawn areas be reduced through the introduction of additional mass planting at the base of the building in a manner consistent with the treatment proposed adjacent to the southeast corner of the structure.

In relation to the proposed colours, the Committee feels that there are too many colours now being introduced, and therefore a refinement in the colour schedule should be considered.

To summarize, the Committee requests the submission of a revised landscape plan as well as a new colour schedule.

DISTRICT OF COQUITLAM

501-7

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Oct. 24/89
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of October 24, 1989

A meeting of the Design Committee was held at 6:30 p.m. on Tuesday, October 24, 1989, in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. J. Gayton
Mr. W. Haley
Mr. D. Nichols
Mr. W. Roper
Mr. A. Smode

STAFF:

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

GUESTS:

Mr. W. Eller
Mr. B. Rahiman
Mr. J. Allen
Mr. W. Geisler

1. BUILDING PERMIT REVIEW OF A PROPOSED LAWN BOWLING BUILDING TO THE REAR OF THE DOGWOOD PAVILION AT 624 POIRIER STREET

The Committee reviewed the plans received in the Planning Department 1989 10 06 and the coloured elevations and coloured chips submitted 1989 10 23.

The Committee noted that the building is not consistent with the design of existing buildings on the site. In fact, it is a major departure and therefore they suggest that the design be reconsidered. The Committee also suggests that the colours be restudied, in particular the green, as the green proposed is very dark and heavy.

To summarize, the Committee cannot recommend acceptance of the project as currently proposed and would suggest the applicants restudy the design.

Design Committee Minutes
of October 24, 1989

Oct. 24/89

2. PRELIMINARY REVIEW OF A PROPOSED GAS BAR AND CAR WASH FACILITY
ON THE SOUTHWEST CORNER OF AUSTIN AVENUE AND BROMLEY STREET AT
2640 AUSTIN AVENUE

The Committee reviewed the revised preliminary plans received in the Planning Department 1989 10 19 and the coloured perspective submitted previously on 1989 10 02.

The Committee recommends acceptance of the revised preliminary design and has no objection to this project proceeding to the working drawing stage.

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

3. BUILDING PERMIT REVIEW OF A PROPOSED 29-UNIT APARTMENT BUILDING AT
1175 HEFFLEY CRESCENT

The Committee reviewed the revised colour scheme and landscape plan, all received in the Planning Department 1989 10 20.

A delegation consisting of Mr. W. Geisler, the project designer, and Mr. W. Eller, owner, was present to answer any Committee questions. After providing background on the choice of colour and after answering the Committee's questions, the delegation left the meeting.

The Committee now recommends acceptance of the landscaping and colour scheme, noting that perhaps the applicants should reconsider the window frame colour as discussed. The Committee would prefer a beige colour but would leave the ultimate decision to the owner and the project architect.

4. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE MOHAWK SERVICE STATION ON THE NORTHWEST CORNER OF CLARKE ROAD AND COMO LAKE AVENUE AT 603 CLARKE ROAD

The Committee reviewed the plans submitted previously by the applicants and then discussed their concerns with the project designer, Mr. B. Rahiman, and the area manager for Mohawk, Mr. J. Allen. After considerable discussion, the delegation left the meeting.

The Committee appreciates the effort being expended by the applicants in trying to resolve the Committee's concerns with this project. As discussed, the Committee suggests a review of such things as the building configuration and massing, the second floor element, setbacks to lot lines, etc. Once revised preliminary plans have been prepared, the Committee would be pleased to review them with the applicants.

5. BUILDING PERMIT REVIEW OF AN INDUSTRIAL BUILDING AT 2100 UNITED BOULEVARD

The Committee reviewed the revised plans received in the Planning Department 1989 10 18 and the coloured photographs submitted on 1989 10 12.

The Committee commented that the introduction of the canopies does improve the appearance of the proposed building. The Committee believes the project could be improved even more if the applicants would:

- 1) utilize horizontal metal cladding on the fascias rather than vertical;
- 2) extend the second floor offices on the north and east elevations and finish the sides in horizontal cladding to be consistent with the fascia treatment;
- 3) finish the doors, the fascias and extended walls referred to in item 2) above in a "bahama blue" colour rather than "coco brown".

Design Committee Minutes
of October 24, 1989

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6. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF BLUE MOUNTAIN STREET NORTH OF TUPPER AVENUE AT 108 BLUE MOUNTAIN STREET

The Committee reviewed the preliminary plans received in the Planning Department 1989 10 20.

The Committee cannot recommend acceptance of the preliminary design concept. They are of the opinion that the front facade should be reviewed, paying particular attention to the window treatment on both levels, and the fin wall and upper floor projections. The Committee requests that future submissions include fully coloured elevation drawings supplemented with a sketch perspective.

7. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE INDUSTRIAL BUILDING ON THE SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE DRIVE AT 2784 ABERDEEN AVENUE

The Committee reviewed the plans received in the Planning Department 1989 10 18 and the coloured photographs supplied on 1989 10 20.

The Committee recommends acceptance of the addition, and upon viewing the photographs, recommends the applicants consider repainting the building to "freshen up" the overall appearance.

8. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF RUNNEL DRIVE EAST OF FALCON DRIVE AT 2575 RUNNEL DRIVE

The Committee reviewed the preliminary plans received in the Planning Department 1989 10 20.

The Committee, in general, agrees with the design concept proposed. It was noted, however, that a unique design element is proposed for the front elevation (the triangular roof

Design Committee Minutes
of October 24, 1989

Oct. 24/89

8. cont'd

projection) to emphasize the entry, however, the entry below appears insignificant in comparison. The Committee therefore suggests this be reviewed. In addition, the Committee commented as follows:

- 1) The red colour proposed for the overhead doors should be replaced with perhaps a deep grey-colour, thereby leaving the red only on the upper portion of the building.
- 2) The very limited maneuverability at the rear of the building should be reviewed.
- 3) Additional planting should be introduced wherever possible. One area where this is possible is the 3' overhang area beyond the required wheel stops to be installed along the east property line.


In summary, the Committee, while in general agreement with the project, requests the submission of revised preliminary plans which respond to the above areas of concern.

9. BUILDING PERMIT REVIEW OF A PROPOSED ANIMAL HOSPITAL ON THE NORTH SIDE OF RUNNEL DRIVE EAST OF FALCON DRIVE AT 2599 RUNNEL DRIVE

The Committee reviewed the plans received in the Planning Department 1989 09 27, 1989 10 23, and the coloured sample board submitted on 1989 05 03.

The Committee recommends acceptance of the proposed building.

NM/cr


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Nov. 9/89
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of November 9, 1989

A meeting of the Design Committee was held on Tuesday, November 9, 1989 at 6:30 p.m. in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

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

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUESTS:

Mr. B. Rahiman
Mr. J. Allen
Mr. J. Doll
Mr. B. Guzzi
Mr. B. Elliott

1. Z-34-89 - PRELIMINARY REVIEW OF PROPOSED 54-UNIT APARTMENT PROJECT
AT 1155 DUFFERIN STREET

The Committee reviewed the letter from the project architect dated 1989 11 02 and the accompanying drawings wherein the Committee was requested to endorse a minor extension to the west wing of the building.

The Committee stated that they have no objection to the nominal 10' increase in the western wing of the proposed building or the introduction of the required fire lane along the western property line.

Design Committee Minutes
of November 9, 1989

Nov. 9/89

2. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON
THE NORTHEAST CORNER OF PONDEROSA STREET AND ANSON AVENUE AT
1111 PONDEROSA STREET

The Committee reviewed the plans received in the Planning Department 1989 09 26 and the coloured perspective received earlier on 1989 08 11.

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

- 1) the proposed building material colours should be clearly indicated on the plans;
- 2) some low level lighting should be introduced adjacent to the parking lot and landscaped areas to highlight these areas and also to discourage any loiterers.

Mr. J. Gayton arrived at this point in the meeting.

3. BUILDING PERMIT REVIEW OF PROPOSED LAWN BOWLING BUILDING AT REAR
OF DOGWOOD PAVILION AT 624 POIRIER STREET

The Committee reviewed the plans submitted previously and the additional plans and information presented at this meeting. A delegation consisting of the project architects, Mr. B. Guzzi and Mr. J. Doll, and Mr. B. Elliott, Park Administrator, gave a history as to how the project evolved through the preliminary design studies to the scheme currently under review. After discussing the project at some length and after answering the Committee's questions, the delegation left the meeting.

The Committee felt that given the advanced stage in the building permit and contract tendering procedure that the proposal has reached, major changes are unlikely, therefore the Committee reluctantly recommends acceptance of the project. The Committee would, however, suggest that if at all possible, the roof be

3. cont'd

reviewed again. Perhaps some dormers could be introduced on the front elevation. In addition, the Committee believes the darker green would be more appropriate and the use of dowels in the fence construction could improve on its overall appearance.

To summarize, the Committee recommends acceptance of the project, with the suggestion that the applicants reconsider the roof, the green colour and the fence detail.

Mr. W. Roper left the meeting.

4. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE MOHAWK SERVICE STATION AT 603 CLARKE ROAD

The project representatives, Mr. J. Allen and Mr. B. Rahiman, were in attendance to present new plans for consideration by the Committee. After explaining the new design and after answering the Committee's questions, Mr. Allen and Mr. Rahiman left the meeting.

The Committee feels the new design is a significant improvement over the original concepts, particularly in terms of building siting, massing and use of materials and colour. Prior to commenting further, the Committee requests that the applicants give consideration to the following:

- 1) the use of acrylic stucco versus painted stucco to improve on long-term maintenance;
- 2) an increase in the depth of the roof cap around the building and over the retail area to perhaps a minimum dimension of 8";
- 3) the positioning of any rooftop mechanical equipment far back on the roof and "painted out" to be less noticeable.

In summary, the Committee is pleased with the progress in the design, however, would request the submission of revised plans and information as noted above.

Design Committee Minutes
of November 9, 1989

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

5. REVIEW OF DELETIONS TO COMMERCIAL PROJECT ON NORTHEAST CORNER
OF BARNET HIGHWAY AND LANSDOWNE DRIVE AT 2773 BARNET HIGHWAY

The Committee reviewed the letter and accompanying photographs from the project architect, received in the Planning Department 1989 11 03, wherein the Committee was requested to endorse certain changes which occurred during construction. After reviewing the original plans, the photographs and covering letter, the Committee commented as follows:

- 1) Perhaps the original colour scheme would have been too busy if followed. The photographs do indicate a darker accent on an upper portion of "Ming's Auto Centre", which is quite attractive. The Committee recommends that wherever possible, this be repeated.
- 2) The space frames on Building "A" are one of the few interesting features and will add to the overall project. The Committee therefore cannot recommend that they be eliminated as suggested.
- 3) A painted concrete block wall is an acceptable finish for the rear of Building "A", however, the darker colour as referred to in item 1) above should be applied to this elevation.
- 4) The deletion of the skylights from the canopy is acceptable.
- 5) The painting of the rainwater leaders is acceptable.
- 6) The elimination of the storefront glazing from the rear of Building "A" is acceptable.
- 7) The removal of the skylight from the canopy of Building "C" is unfortunate but acceptable.
- 8) The "cutting back" on the canopy on the east side of Building "C" is acceptable.

To summarize, the Committee recommends acceptance of certain modifications and not others, particularly the space frame and the painting as noted.

Design Committee Minutes
of November 9, 1989

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Mr. A. Smode left the meeting.

6. PRELIMINARY REVIEW OF PROPOSED ADDITION TO INDUSTRIAL BUILDING ON
SOUTHEAST CORNER OF ROGERS AVENUE AND LEEDER AVENUE AT 2300 ROGERS

The Committee reviewed the plans and coloured perspective, received in the Planning Department 1989 11 01 and the coloured samples submitted on 1989 11 07.

The Committee recommends acceptance of the preliminary design concept. It was noted that if the project proceeds to the working drawing stage, they would be looking for the usual detailed drawings plus:

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

7. BUILDING PERMIT REVIEW OF PROPOSED GAS BAR ON THE "SUPERSTORE"
SITE AT 1301 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1989 10 31.

The Committee recalls the original design for the kiosk was of a cylindrical shape which was rather interesting. The new design lacks the form of the original concept and therefore the Committee requests that the current design be reconsidered in light of the earlier endorsement. The Committee also requests that future submissions include coloured elevation drawings to assist in their review of the project.

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of November 9, 1989

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8. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTH SIDE
OF RUNNEL DRIVE EAST OF FALCON DRIVE AT 2575 RUNNEL DRIVE

The Committee reviewed the revised preliminary plans and accompanying letter, all received in the Planning Department 1989 11 03.

The Committee commented that they were in general agreement with the original submission and with a few relatively minor adjustments would have felt comfortable in recommending acceptance of the project in preliminary. The new scheme appears to have departed quite markedly from the original concept, particularly in terms of the colours, the arches, the overhead doors and the block work details. As a result, the Committee cannot endorse the current design and would suggest that the applicants rethink the design. In addition to the above, the Committee still questions the maneuverability along the rear of the building in terms of vehicles exiting the structure and would ask that it be reviewed again also.

In summary, the Committee cannot recommend acceptance of the project in preliminary and would suggest that the applicants review the above-noted areas of concern.

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee

DEPARTMENT:

DATE: Nov. 21/89

FROM: Design Committee

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Design Committee Minutes
of November 21, 1989

OUR FILE:

A meeting of the Design Committee was held on Tuesday, November 21, 1989 at 6:30 p.m. in the Engineering Department Committee Room, with the following persons present:

COMMITTEE:

Mr. J. Gayton
Mr. W. Haley
Mr. W. Roper

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUESTS:

Mr. B. Rahiman

1. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON THE NORTHEAST CORNER OF PONDEROSA STREET AND ANSON AVENUE AT 1111 PONDEROSA STREET

The Committee reviewed the letter from the project architect dated 1989 11 20 wherein the Committee was requested to reconsider their previous recommendation in relation to parking lot lighting. Based on the architect's information that streetlights will be installed and there will be lighting under the canopy, the Committee withdraws their previous suggestion on this matter.

2. REVIEW OF ADDITION TO INDUSTRIAL BUILDING ON NORTH SIDE OF TUPPER AVENUE WEST OF BLUE MOUNTAIN STREET AT 819 TUPPER AVENUE

The Committee reviewed the plans received in the Planning Department 1989 10 24 and the photographs and covering letter submitted on 1989 11 16.

The Committee felt that from strictly a design viewpoint, the work which has occurred is adequate and therefore they have no objection to the addition.

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of November 21, 1989

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3. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE
ICG GAS STATION AT 176 GOLDEN DRIVE

The Committee reviewed the plans received in the Planning Department 1989 10 27.

The Committee recommends acceptance of the addition and alterations subject to the man door on the east elevation being painted to match the wall colour.

4. REVIEW OF PROPOSED ALTERATIONS TO COMMERCIAL BUILDINGS ON NORTH-
EAST CORNER OF BARNET HIGHWAY AND LANSDOWNE DRIVE AT 2773 BARNET

The Committee reviewed the letter from the project architect received in the Planning Department 1989 11 17, which is in response to the Committee's previous comments on site changes. The Committee is of the opinion that the second colour, applied as suggested, is warranted and therefore cannot recommend its elimination. On the matter of the space frame feature, the Committee awaits the submission of revised plans from the architect.

In relation to the project architect's reasoning for not reinstating approved design elements, the Committee would respond that perhaps the applicants should have considered the technical and financial aspects of reinstating these design elements before they were eliminated without approval or consultation with the District.

5. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF MOHAWK SERVICE
STATION ON NORTHWEST CORNER OF CLARKE ROAD AND COMO LAKE AVENUE
AT 603 CLARKE ROAD

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

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of November 21, 1989

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5. cont'd

The Committee recommends acceptance of the project in preliminary. If the project reaches the building permit application stage, the Committee would be looking for the usual details plus an increase in the thickness of the flashing as discussed.

6. BUILDING PERMIT REVIEW OF A PROPOSED 54-UNIT APARTMENT COMPLEX ON THE NORTHEAST CORNER OF PIPELINE ROAD AND INLET STREET AT 1167 PIPELINE ROAD

The Committee reviewed the architectural plans received in the Planning Department 1989 10 25 and the landscape drawings submitted on 1989 11 08.

The Committee recommends acceptance of the proposed buildings.

Mr. W. Roper left the meeting.

7. PRELIMINARY REVIEW OF PROPOSED FIRE HALL ON THE SOUTHEAST CORNER OF MARINER WAY AND SPURAWAY DRIVE AT 2499 MARINER WAY

Although a quorum was not present, the remaining two Committee members reviewed the site plan and coloured perspective, both received in the Planning Department 1989 11 21.

The Committee members felt that given the eclectic nature of the design, the project architect should be invited to present the proposal.

In general, the Committee members were concerned with the lack of cohesiveness in the design and the "collection" of design thoughts. Initially, the areas to be addressed included:

- a) the inconsistencies in the fenestration;
- b) the number of exterior materials;
- c) the single column;
- d) the treatment of the highly visible south elevation;
- e) the extensive use of glazing on the west elevation.


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7. cont'd

In conclusion, the Committee members appreciate the submission of the project at this early stage in the design when changes are still possible. Concern was expressed with the design concept, however, and therefore the project architect is invited to meet with the Committee and discuss this issue.

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee DEPARTMENT: DATE: Dec. 5/89
FROM: Design Committee DEPARTMENT: Planning YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of December 5, 1989

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, December 5, 1989, with the following persons present:

COMMITTEE:

Mr. J. Gayton
Mr. W. Haley
Mr. A. Smode

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

GUESTS:

Mr. B. McLeod
Mr. A. Arrieta

1. PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF BLUE MOUNTAIN STREET SOUTH OF BRUNETTE AVENUE AT 108 BLUE MOUNTAIN

The Committee reviewed the revised preliminary plans, coloured elevations and sketch perspective, all received in the Planning Department 1989 11 23.

The Committee felt that the redesign was a significant improvement over the earlier proposal and therefore they can now recommend acceptance of the project in preliminary. If the development proceeds to the building permit application stage, the Committee would be looking for the usual detailed information. In the meantime, they would suggest that the applicants restudy how the base of the upper columns meets the overhang as the current proposal appears somewhat awkward.

2. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO CARIBOO SHOPPING CENTRE AT 445 NORTH ROAD

The Committee reviewed the plans and coloured photographs, all received in the Planning Department 1989 12 05.

The Committee recommends acceptance of the project subject to the applicants first modifying the landscape plan to introduce more substantially-sized plant material adjacent to the building.

3. BUILDING PERMIT REVIEW OF CHEVRON GAS BAR FACILITY ON NORTHWEST CORNER OF BRUNETTE AVENUE AND ALLARD STREET AT 945 BRUNETTE AVENUE

The Committee reviewed the plans received in the Planning Department 1989 10 16, the coloured perspective submitted on 1988 11 23, and the coloured elevations and coloured sample board supplied 1989 04 17.

The Committee would commend the applicants on the way they have followed through with the original design. This project nicely reflects the design guidelines for the Maillardville area. The Committee therefore has no hesitation in recommending acceptance of the project, noting that there appear to be inconsistencies in the references to exterior materials on the elevation drawings which must, of course, be resolved.

4. PRELIMINARY REVIEW OF PROPOSED APARTMENT COMPLEX ON NORTHEAST CORNER OF JOHNSON STREET AND GUILDFORD WAY AT 1219 JOHNSON STREET

The project architect, Mr. B. McLeod, was in attendance to present conceptual plans for consideration by the Committee. After explaining the proposal and after answering the Committee's questions, Mr. McLeod left the meeting.

4. cont'd

The Committee realizes that the project is just in the very preliminary stages yet understand that certain design decisions must be made. In this regard, the Committee was asked to endorse a proposed variance on building lengths.

The Committee feels they could endorse an appeal on this matter to Council on the basis of the way the preliminary design is evolving. In particular, the Committee notes the proposed glass elements breaking portions of the building and the highly articulated facades.

5. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTH SIDE OF RUNNEL DRIVE EAST OF FALCON DRIVE AT 2575 RUNNEL DRIVE

The Committee reviewed the revised preliminary plans received in the Planning Department 1989 11 28.

Mr. A. Arrieta, the project architect, was in attendance to present the latest design. After explaining the project and after answering the Committee's questions, Mr. Arrieta left the meeting.

The Committee stated that the project will, when completed, look much better than what appears in the presentation drawings. The Committee therefore recommends acceptance of the project in preliminary. If the project does proceed to the working drawing stage, the Committee would be looking for the usual detailed submission, plus a landscape plan which provides for substantial planting wherever possible.

6. BUILDING PERMIT REVIEW OF TWO INDUSTRIAL BUILDINGS ON EAST SIDE OF GOLDEN DRIVE NORTH OF CANOE AVENUE AT 81 GOLDEN DRIVE

The Committee reviewed the plans received in the Planning Department 1989 10 23 and the coloured perspective and coloured elevations submitted on 1989 06 21.

6. cont'd

The Committee noted that the working drawings did not include a detailed landscape plan, and therefore the application was tabled pending receipt of the required drawings. In addition, the Committee requests the submission of a detail of where the metal cladding meets the concrete tilt-up panels, noting that as these are dissimilar materials meeting on the same plane, there should be a reveal created where they join.

7. REVIEW OF PROPOSED MODIFICATIONS TO TOWNHOUSE PROJECT UNDER CONSTRUCTION AT 1215 LANSDOWNE DRIVE

The Committee reviewed the letter and photograph from the applicant, both received in the Planning Department 1989 12 01, wherein reconsideration of the colour scheme was requested.

The Committee recommends acceptance of the elimination of the light green stucco colour and its replacement with the light brown colour as requested.

8. "TRI-COMMUNITY BUILDERS' AWARD"

The Committee was advised that the Chamber of Commerce has again sought nominations for the subject award. The award is to be presented annually to the owner of a building judged to contribute aesthetically to the community in its building class. The building may be either new or renovated. It was noted that with the limited time to put forward nominations, the Planning Department advised the Committee that they had put forward the following buildings:

Commercial - New

1. 2773 Barnet Highway
2. 927 Brunette Avenue (Building "C")
3. 170 Golden Drive

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8. "TRI-COMMUNITY BUILDERS' AWARD" cont'd

Commercial - New cont'd

4. 1130 Johnson Street
5. 1301 Lougheed Highway
6. 2991 Lougheed Highway

Commercial - Renovated

1. 554 Clarke Road - Dairy Queen
2. 3000 Lougheed Highway - Westwood Mall
3. 3025 Lougheed Highway - Tony Roma's


Industrial

1. 94 Glacier Street
2. 135 Glacier Street
3. 150 Glacier Street
4. 91 Golden Drive
5. 65 North Bend Street
6. 85 North Bend Street

Residential

1. 525 Austin Avenue (low-rise apartment)
2. 98 Begin Street
3. 99 Begin Street
4. 1232 Johnson Street
5. 100 Laval Street (Phase I)
6. 350 Mariner Way (Phase I townhouses accessed off Bromley Street)
7. 200 Marmont Street

NM/cr


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Land Use Committee
FROM: Design Committee
SUBJECT: Design Committee Minutes
of December 19, 1989

DEPARTMENT:
DEPARTMENT:

DATE: Dec. 19, 1989
YOUR FILE:
OUR FILE:

A meeting of the Design Committee was held in the Planning Department Committee Room at 6:30 p.m. on Tuesday, December 19, 1989, with the following persons present:

COMMITTEE:

Mr. K. Anand
Mr. J. Gayton
Mr. W. Haley
Mr. W. Roper

STAFF:

Ken McLaren, Development Control Technician
Neil Maxwell, Planning Assistant

1. PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTH SIDE OF ANSON AVENUE WEST OF WESTWOOD STREET AT 3041 ANSON AVENUE

The Committee reviewed the letter from the project architect dated 1989 12 13 and the plans received earlier on 1989 09 06.

The Committee appreciates the project architect's position but disagrees on the matter of the design for the easterly portion of this second building. They therefore would restate their earlier recommendation that the eastern end of the building be restudied and resubmitted for the Committee's review.

2. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 2605 BEDFORD STREET

The Committee reviewed the plans received in the Planning Department 1989 11 20, the coloured perspective submitted 1989 12 11, and the coloured chips supplied 1989 12 19.

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2. cont'd

The Committee recognizes the obvious economics of construction associated with the proposed building design. In addition, they realize that there are unsightly uses on adjacent lands, however, the site is quite visible from the highly travelled Westwood Street, particularly at this time of year. Upon considering this proposal in this location, the Committee feels a more design conscious solution is warranted. The Committee therefore cannot recommend acceptance of the building as currently proposed and would suggest that further design consideration is warranted.

3. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT
2100 UNITED BOULEVARD

The Committee reviewed the revised plans received in the Planning Department 1989 11 17 along with the covering letter from the applicant.

The Committee, upon reflection, agrees with the applicants on the matter of proposed building colours. They also commented that they appreciate the cooperation in the modification of the cladding proposed for the fascias. On the final item, that being the projection of the second floor as suggested previously, the Committee is still of the opinion that this would add significantly to the design of the building and would therefore seek the applicant's cooperation in following through with this final item.

4. BUILDING PERMIT REVIEW OF ALTERATIONS TO THE TOY CITY BUILDING IN
SUNWOOD SQUARE SHOPPING CENTRE AT 3025 LOUGHEED HIGHWAY

The Committee reviewed the plan received in the Planning Department 1989 12 19 and the coloured photograph submitted earlier on 1989 12 14.

The Committee recommends acceptance of the alterations subject to the applicants first confirming the colour of the window mullions.

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5. REVIEW OF ALTERATIONS TO COMMERCIAL COMPLEX ON NORTHEAST CORNER OF
BARNET HIGHWAY AND LANSLOWNE DRIVE AT 2773 BARNET HIGHWAY

The Committee reviewed the plans and covering letter from the project architect, all received in the Planning Department on 1989 12 18. After reviewing the latest submission, the Committee commented as follows:

- 1) The repainting of the upper portion of the rear of Building 'A', as previously suggested, is noted.
- 2) Building 'C' is acceptable "as is", subject to the downspouts on the east elevation being painted out to match the background colour.
- 3) Building 'F' is acceptable as constructed.
- 4) The space frame design element is acceptable in the locations proposed.

6. BUILDING PERMIT REVIEW OF TWO INDUSTRIAL BUILDINGS AT 81 GOLDEN
DRIVE

The Committee reviewed the plans presented at the last Committee meeting, along with the detailed landscape plan and detail, both received in the Planning Department 1989 12 19.

The Committee recommends acceptance of the project, subject to the applicants first adjusting the landscape plan to reflect the street tree concept indicated on the perspective. This will require removal of the note from the drawing about being done by others, and the inclusion of the trees in the plant legend. The alternative would be to conduct an on-site inspection to determine which existing boulevard trees are worthy of retention and then supplement them with new plant material.

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7. BUILDING PERMIT REVIEW OF A PROPOSED GAS BAR ON THE "SUPERSTORE"
SITE AT 1301 LOUGHEED HIGHWAY

The Committee reviewed the plans, coloured elevation drawings and covering letter from the applicants, all received in the Planning Department 1989 12 15.

The Committee commented that the original design was more playful and unique, however, given the applicants' arguments that the new design is more functional in relation to its intended use, the Committee recommends acceptance of the revised proposal.

8. PRELIMINARY REVIEW OF REVISED PLANS FOR PROPOSED 43-UNIT TOWNHOUSE
PROJECT ON THE NORTH SIDE OF RUNNEL DRIVE WEST OF FALCON DRIVE AT
2567 RUNNEL DRIVE

The project architect, Mr. W. Roper, presented conceptual plans for consideration by the Committee. After explaining the latest plans and after answering the Committee's questions, Mr. Roper left the meeting.

The Committee understands the design has yet to be firmed up, however, from an initial viewpoint, it seems the units respond quite well to the site slopes and possibly the unit placement on the site to the north. The unit styles lend themselves to a tile roof, and therefore the Committee suggests the applicants give this serious consideration. If the project proceeds, the Committee would request that future submissions include the following:

- 1) a coloured perspective, including a coloured material sample board;
- 2) full block elevations;
- 3) an expanded site plan to depict the relationship of the units on the adjoining lot to the current proposal;
- 4) cross sections to complement the request in item 3) above;
- 5) a landscaping concept which would call for substantial planting in terms of quantities, and particularly sizes, for the loss of vegetation which has occurred.

9. PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF CORNER STORE ON THE NORTHWEST CORNER OF GAUTHIER AVENUE AND THRIFT STREET AT 753 GAUTHIER AVENUE

The Committee reviewed the preliminary plans received in the Planning Department 1989 12 11.

The Committee commented that redevelopment of the very unsightly existing building is seen as a positive step for this site and the area in general, and therefore should be pursued. The plans themselves, however, do not reflect a design theme which can be endorsed. The Committee suggests that the applicants give consideration to the hiring of an architect or designer who is familiar with this type of commercial/residential project, who in turn could formulate a new design. Once a new concept has been formulated, the Committee would be pleased to discuss it with the project designer.

10. Z-47-89 - PRELIMINARY REVIEW OF A PROPOSED 40-UNIT APARTMENT BUILDING ON THE SOUTHEAST CORNER OF PACIFIC STREET AND GUILDFORD WAY AT 1201 PACIFIC STREET

The Committee reviewed the preliminary plans received in the Planning Department 1989 12 14 and the coloured material sample board submitted 1989 12 15.

The Committee noted that the submission did not include the required coloured perspective, which would have assisted in their initial review. The Committee, however, has fairly major design concerns, and therefore the applicant may be well advised to not finalize preparation of the perspective. The areas of concern are as follows:

- 1) the drab colour scheme and the actual exterior materials proposed;
- 2) the building massing. A variation in the height of the building on the ends should be considered.
- 3) the long, flat east facade with only four rather insignificant projections;

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10. cont'd

- 4) the lack of any apparent tree retention. A tree survey should be undertaken to assist in determining which trees can be retained.

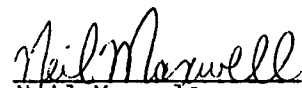
In summary, revised preliminary plans which respond to the above areas of concern are requested.

11. BUILDING PERMIT REVIEW OF PROPOSED 41-UNIT APARTMENT BUILDING ON EAST SIDE OF PIPELINE ROAD NORTH OF GLEN DRIVE AT 1187 PIPELINE

The Committee reviewed the plans received in the Planning Department 1989 11 22, the coloured perspective submitted 1989 08 15, and the coloured material sample board supplied 1989 02 22.

The Committee recommends acceptance of the proposed building.

NM/cr


Neil Maxwell
Secretary

MAILLARDVILLE STEERING COMMITTEEMINUTES

A meeting of the Maillardville Steering Committee was held on Tuesday, December 12, 1989 at 8:30 p.m. in the Council Committee Room, with the following persons present:

COMMITTEE:

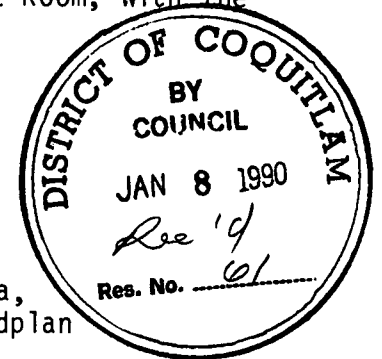
Ald. J. Kingsbury, Chairman
Ald. D. White, Deputy Chairman
Mr. B. McNary

STAFF:

D.M. Buchanan, Planning Director
Tomina de Jong, Long Range Planner

GUEST:

Rod Maruyama,
Pacific Landplan



As a quorum of Committee members was not present, it was decided to put aside the intended agenda for the evening. As, however, Mr. Maruyama was present and prepared with revised designs for the Gateway Plaza, discussion did ensue regarding the revised concept.

The focus was on the new smaller tower element in comparison with drawings originally proposed a year ago. The new drawings showed a feature estimated to be 14 feet high from the Brunette grade level. An alternative somewhat higher was also discussed. Mr. Buchanan advised the consultant, Mr. Maruyama, had been directed to prepare designs that could be accommodated within or close to the original budget allocation. The initial larger tower feature had not been incorporated in the budget and was to have been implemented through alternate funding sources.

The Committee members present suggested the probable reaction of the Committee as a whole would favour a larger feature of a height approximating or just taller than the existing Cal-Dale Market building. The suggestion was made to advise the consultant to take the current scheme to its maximum possible height within the existing footings. With this objective, structural engineering review was noted as also being necessary.

The Chair and Deputy Chair recommended that Council needs a report on the business area revitalization, a progress report in terms of budget and with street beautification works separated from roadworks. This information, together with cost figures on the revised design and a review of funding sources, may enable an appropriate recommendation in January.