

DESIGN COMMITTEE

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee

DEPARTMENT:

DATE: 1980 01 09

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of 1980 01 09

OUR FILE:

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday 1980 01 09 with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. D. Nichols
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Mr. J. Gilmour
Mr. W. Thornloe
Mr. J. Morrison

1. BUILDING PERMIT REVIEW OF A PROPOSED "MOTHER TUCKERS" RESTAURANT ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF NORTH ROAD AT 566 LOUGHEED HIGHWAY.

The Committee reviewed the plans received in the Planning Department 1979 12 20 and 1980 01 09 and the coloured elevations received 1979 12 04.

The Committee finds the project acceptable.

ACCEPTABLE

Mr. White left the meeting at this point.

2. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF SCHOOLHOUSE STREET NORTH OF LOUGHEED HIGHWAY AT 175 SCHOOLHOUSE STREET.

The Committee reviewed the plans received in the Planning Department 1980 01 03

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and the coloured photos received 1980 01 09.

This project is generally acceptable, however, the Committee requests consideration be given to the following:

1. extending the horizontal spruce fascia down the front elevation between the roll up doors and sloping in at the top of the man doors;
2. introducing appropriate landscaping to compliment this phase of the development.

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

ACCEPTABLE WITH CONDITIONS

Mr. White returned to the meeting.

Mr. Roper left the meeting at this point.

3. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO AN INDUSTRIAL BUILDING ON THE EAST SIDE OF SCHOOLHOUSE STREET SOUTH OF BOOTH AVENUE AT 251 SCHOOLHOUSE STREET.

The Committee reviewed the plans and coloured elevations received in the Planning Department 1980 01 09.

The Committee finds the project generally acceptable, however, it is suggested that consideration be given to:

1. introducing bronze tone acrylic glazing on the shed roof which is on the south elevation over the 5 ft. projecting area;
2. painting the exterior steel rails and support structures an accent colour.

If this application reaches the building permit application stage the Committee will also be looking for a detailed landscape plan.

ACCEPTABLE WITH CONDITIONS

Mr. Roper returned to the meeting.

4. PROPOSED REVISIONS TO THE LANDSCAPE PLAN FOR AN APARTMENT BUILDING UNDER CONSTRUCTION ON THE SOUTH WEST CORNER OF KING ALBERT AVENUE AND MARMONT STREET AT 1060 KING ALBERT

The Committee reviewed the proposed revisions received in the Planning Department 1980 01 09.

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In principal the Committee feels the extended patios and accompanying screening for the ground floor units is acceptable. A revised landscape plan is requested, however, clarifying the effect these alterations will have on the landscaping in terms of numbers and location of planting material.

REVISED PLANS REQUESTED

5. PRELIMINARY REVIEW OF A PROPOSED MOTEL ON THE SOUTH WEST CORNER OF BRUNETTE AVENUE AND BERNATCHEY STREET AT 725 BRUNETTE AVENUE. 3rd REVIEW

The Committee reviewed the sketch plans of the "porte cochere" received in the Planning Department 1980 01 09.

Sketch number 3 was found to be acceptable subject to heavy beams being integrated into the support system for the canopy.

ACCEPTABLE WITH CONDITION

6. INDUSTRIAL DEVELOPMENT IN MAYFAIR INDUSTRIAL PARK

Mr. W. Thornloe and Mr. J. Morrison were in attendance to discuss in general terms the development objectives of Marathon and the guidelines of the Mayfair Architectural Committee for the Mayfair Industrial Park.

A lengthy and informative discussion took place wherein objectives, guidelines, procedures and liason were discussed. The Design Committee were supplied with the design guidelines registered against the M-1 zoned lands by Marathon. Furthermore the Committee were invited to tour the "Park" to observe construction and landscaping progress to date.

Mr. McLaren of the Planning Department outlined the District of Coquitlam's design controls on the M-2 zoned land and the procedure presently being followed throughout the Mayfair Industrial Park.

It was agreed that some steps which may assist both parties would be:

1. the staff initiating closer informal liason with Marathon as to the status or problems with particular projects;
2. the Design Committee attempting to take a "tougher" stand on projects which are not entirely acceptable to them;
3. the Design Committee placing more importance on securing a higher standard of design in graphics where these are proposed;
4. the Planning Department and Marathon attempting to have the location and method of screening rooftop mechanical equipment shown on preliminary drawings;

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5. the Design Committee reviewing signage as part of their review in order that compatibility with the building design and colours is achieved;
6. Marathon will supply an overall site plan with all buildings presently approved shown thereon;
7. Marathon will attempt to secure additional controls in the M-2 area through marketing;
8. Marathon will continue to supply correspondence from their Committee as will Coquitlam staff for the Design Committee.

7. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF BARNET HIGHWAY WEST OF CORNWALL STREET AT 2550 BARNET HIGHWAY.

The Committee reviewed the plans and coloured information received in the Planning Department 1979 12 21.


Although this site is located on an industrially zoned lot, the use proposed for the site is to a large part commercially oriented. Furthermore, the site is located on the Barnet Highway in a highly visible location adjacent to the Coquitlam Town Centre area. For these reasons the Committee is seeking an above average standard of design on projects in this area.

The Committee finds the proposed landscaping acceptable, however, in relation to the building it is suggested that consideration be given to the following comments:

1. simplifying the materials on the north elevation by utilizing the split face concrete block on the entire elevation;
2. utilizing an earth tone colour on the concrete blocks, similar to the Vernon project, in place of "Thunderbird Yellow";
3. utilizing bronze aluminum on all fascia treatment. Also the fascia material should run either horizontally or vertically and not both as presently depicted;
4. extending the upper metal fascia onto the wall containing the overhead door and recessing the lower portion of this wall. Alternatively, consideration could be given to extending the material as suggested and projecting the entire fascia treatment forward perhaps 3' to 4'.

In addition to the above the Committee requests the submission of drawings on proposed signage and clarification of the type of concrete block actually being proposed for the north elevation. The drawings appear to indicate an "Expo" block even though the material is called up as split face concrete block.

REVISED PLANS REQUESTED


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 01 23
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of 1980 01 23

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1980 01 23 with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. K. Harford
- Mr. D. Nichols
- Mr. W. Roper
- Mr. K. White

STAFF:

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

GUESTS:

- Mr. D. Tolentino
- Mr. A. Ferris

1. Z-2-80 - PRELIMINARY REVIEW OF A PROPOSED DAY CARE CENTRE IN "EAGLERIDGE" AT 1187 EAGLERIDGE DRIVE.

The Committee reviewed the plans and coloured information received in the Planning Department 1980 01 11.

The Committee feels that this proposal is not appropriate for this visible corner location. Further design consideration is warranted and the Committee suggests this input be sought from a professional architect or designer:

NOT ACCEPTABLE

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

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2. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF
BARNET HIGHWAY WEST OF CORNWALL STREET AT 2550 BARNET HIGHWAY. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 01 22.

The revisions are a significant improvement over the earlier proposal. It is suggested, however, that consideration be given to creating a more prominent glass storefront, similar to the Prince George and Vernon stores.

The Committee finds this project acceptable subject to the above concern being resolved to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

3. BUILDING PERMIT REVIEW OF A PROPOSED 43 UNIT MOTEL ON THE SOUTH WEST CORNER OF
BRUNETTE AVENUE AND BERNATCHEY STREET AT 725 BRUNETTE AVENUE.

The Committee reviewed the plans received in the Planning Department 1980 01 22 and 23 and the coloured perspective received 1979 12 10.

The Committee questions whether due consideration has been given to noise abatement in light of the significant noise levels which will emanate from adjacent streets. Furthermore the Committee suggests that the units have provision for sufficient ventilation in order to keep the windows closed.

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

ACCEPTABLE WITH CONDITIONS

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

4. Z-43-79 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE
OF LINCOLN AVENUE BETWEEN WESTWOOD STREET AND PINETREE WAY. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1980 01 21.

The project designer, Mr. D. Tolentino and the contractor, Mr. A. Ferris were present to explain the project and answer the Committee's questions. Mr. Tolentino and Mr. Ferris then left the meeting.

The Committee finds the project acceptable for Public Hearing. If this proposal reaches the building permit application stage the Committee suggests that consideration be given to the following comments:

1. increasing the thickness of the wing walls;
2. rethinking the proposed exterior finishes. The Committee feels the building

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4 con't.

form lends itself more to a precast concrete finish rather than stucco.

In addition to the above the Committee will also be looking for the following:

- a. railing details;
- b. actual coloured samples of exterior finishes; and
- c. a detailed landscape plan which includes information on plant species, sizes, quantities and spacing.

The Committee also suggests that the height of the skylight on the roof be increased. Even though this would mean the skylight will exceed the height restrictions of the zoning by-law, the Committee would endorse an appeal on this very desirable design element.

ACCEPTABLE FOR PUBLIC HEARING

5. Z-3-80 - PRELIMINARY REVIEW OF A PROPOSED 99 UNIT APARTMENT PROJECT ON THE NORTH WEST CORNER OF CLARKE ROAD AND CHAPMAN AVENUE. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1980 01 14 and 23 and the coloured perspective received 1980 01 23.

The Committee feels that more information is required in order to properly assess this project which is located on a highly visible site at a primary entrance to Coquitlam. Therefore the following plans and or information is requested:

1. larger, more complete floor plans at an approximate 1:100 scale;
2. finished grade information to assist in a more accurate review of the exposed underground structure. The Committee questions whether the project architect can comply with the District's zoning by-law and still expose the underground structure sufficiently to obtain the desired benefits for a reduction of the sprinklering requirements of the National Building Code;
3. an improved landscape concept plan. The plan to provide basic information on plant types and locations, and also information on playground areas and equipment;
4. a "sketch" perspective from the more visible side of the project, Clarke Road. The perspective should include both structures;
5. the methods to be utilized to deal with the noise factor on the units exposed to Clarke Road.

In addition to the above the Committee suggests that consideration be given to


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- a. creating a substantial identity to the main pedestrian entrances into the building;
- b. introducing natural light into the corridors;
- c. giving more design consideration to the end walls visible from Clarke Road;
- d. providing details of the sloping element above the upper balcony as the Committee feels there is a potential construction problem.

The Committee also requests clarification on the details below the windows as there appears to be a conflict of information between the perspective, elevations and floor plans.

REVISED PLANS REQUESTED


Neil Maxwell
Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 02 06
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of 1980 02 06

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1980 02 06, with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. I. Cohen

1) Z-2-80 - PRELIMINARY REVIEW OF A PROPOSED DAY CARE CENTRE IN "EAGLERIDGE" AT 1187 EAGLERIDGE DRIVE

The Committee reviewed the revised plans and coloured perspective received in the Planning Department 1980 02 04.

The Committee feels this proposal is a significant improvement over the earlier submission. This project can proceed to Public Hearing, however, the Committee reserves the right to request further design modifications at the building permit application stage.

ACCEPTABLE FOR PUBLIC HEARING

2) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO COMMERCIAL BUILDING ON THE NORTHEAST CORNER OF RODERICK AVENUE AND LOUGHEED HIGHWAY AT 812 RODERICK AVENUE

The Committee reviewed the plans and coloured elevations received in the Planning Department 1980 02 06.

The Committee feels that the design of the proposed addition is not appropriate for such a highly visible site on a major traffic artery in Coquitlam. It is strongly suggested that the applicant seek the assistance of a professional architect or designer.

UNACCEPTABLE, REVISED PLANS REQUESTED

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of 1980 02 06 con't

3) PROPOSED REVISIONS TO THE COLOUR SCHEME FOR THE MINI-STORAGE DEVELOPMENT UNDER CONSTRUCTION ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1601 LOUGHEED HIGHWAY

The Committee reviewed the colour alternatives received in the Planning Department 1980 02 06.

In the Committee's opinion, the proposed colour schemes were not acceptable for this highly visible site. As an alternative, the Committee offers the following colour suggestions:

Building #1 - Olympic Semi-Transparent 718 on the siding, with "Sandlewood" asphalt roof shingles.

Buildings #2, #3, #6 & #7 - Olympic Semi-Transparent 717 on the siding, Bapco 102D 4 on the concrete block walls and "Fulltone Brown" asphalt roof shingles.

Buildings #4 & #5 - Olympic Semi-Transparent 704 on the siding, Bapco 174D on the concrete block walls and "Sandlewood" asphalt roof shingles.

Further to the above, the Committee suggests that all trims be stained with Olympic "Russett", and that all overhead doors be coloured a similar brown colour. The "man doors" should be in a tone similar to but softer than the concrete block colour for that particular building.

This project is now acceptable subject to revised plans on the above being submitted to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

4) BUILDING PERMIT REVIEW OF A PROPOSED MULTI-TENANCY WAREHOUSE ON THE NW CORNER OF GLACIER STREET AND GOLDEN AVENUE AT 120 GLACIER STREET - 1ST REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1980 01 24.

The general colour scheme is acceptable, however, a more vibrant purple such as that depicted on the coloured perspective is suggested for the supergraphics. Furthermore, consideration could be given to providing a shallow reveal in order to provide more visual depth to the graphics.

The awnings are felt to be a valuable element, however, more articulation in the building over and above the canopies is suggested. Consideration could be given to some of the following suggestions:

a) expressing the upper offices as projecting features,

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4) con't

- b) improving the design of the awnings to utilize them more as a design element,
- c) introducing a sloped fascia, perhaps utilizing metal cladding.

There are, of course, other alternatives which the designer may wish to explore.

Although the Committee recognizes this is a multi-tenancy lease building and the project designer has advised that future signage demands cannot accurately be anticipated, the Committee feels that a well thought out and designed building of this nature should provide a uniform signage programme which is integrated with the building design. Furthermore, the designer could get a feel for the maximum potential for signs by reviewing the District's Sign Control By-laws.

With regard to the proposed landscaping, the Committee finds the planting adjacent to the north and south elevations an excellent feature but suggests that as the planting is generally sparse, the quantities should be increased. The Committee presumes that the landscaper intends to utilize "escallonia" as a plant species and not "escolonia".

REVISED PLANS REQUESTED

5) PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF UNITED BOULEVARD WEST OF BURBIDGE STREET AT 2370 UNITED BOULEVARD -
2ND REVIEW

The Committee reviewed the revised preliminary plans received in the Planning Department 1980 02 01.

The Committee feels this latest proposal is less satisfactory than the original submission. Furthermore, it is felt that this building is not up to the standards of building designs existing and proposed in the Mayfair Industrial Park.

The Committee requests that the applicant restudy this project, taking into consideration the earlier comments.

REVISED PLANS REQUESTED

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of 1980 02 06 con't

6) BUILDING PERMIT REVIEW OF A PROPOSED 58-UNIT TOWNHOUSE PROJECT ON THE SW CORNER OF TAHSIS AVENUE AND OZADA AVENUE AT 3190 TAHSIS AVENUE - 3RD REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 02 01.

The project architect, Mr. I. Cohen, was present to explain the revisions and answer any Committee questions. Mr. Cohen then left the meeting.

The Committee feels that a design of this nature warrants a higher than average standard of construction to ensure a quality project at completion. The Committee therefore will be looking for quality construction on this project.

From discussion with the project architect, there appears to be a number of landscape adjustments resulting from the relocation of a few privacy fences. The Committee finds this project acceptable subject to a revised landscape plan being submitted.

ACCEPTABLE WITH CONDITION

7) Z-3-80 - PRELIMINARY REVIEW OF A PROPOSED 99-UNIT APARTMENT PROJECT ON THE NW CORNER OF CLARKE ROAD AND CHAPMAN AVENUE - 2ND REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 02 06.

The Committee appreciates the project architect's reaction to their earlier comments and now finds this project acceptable for Public Hearing. There are, however, a number of concerns the Committee does have with regard to this project which will require review and attention by the project architect if this application reaches the building permit application stage. They are as follows:

- a) The sloped wing wall and upper fascia. It has been the Committee's experience that this type of element will definitely have serious detail and workmanship problems. The Committee therefore suggests that these sloping features be removed and replaced with a vertical element.
- b) The main entires are still rather poorly identified. The Committee feels it may be well advised to consider raising the entranceway to the first floor level even if it means the loss of a bedroom or the rearrangement of a suite layout.

In addition to the above, the Committee suggests that consideration be given to the following:

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of 1980 02 06 con't

7) con't

- a) introducing natural light into the corridors. A nominal effort has been made on building number 2 whereas no natural light has been provided for building number 1.
- b) reconsidering the layout of the elongated H² unit. It was felt that a different configuration may help to enhance the entrance.
- c) preserving the mature tree growth at the intersection of Chapman Avenue and the Chapman Avenue cul-de-sac.
- d) exploring the possibility of providing two on-street loading bays at the end of the cul-de-sac. The loading bays should be constructed of a different paving material in order to differentiate them from curbside parking.

The conceptual landscape plan is acceptable. The Committee, however, will be looking for retention of the berm, above average sized plant species, and good quantities of plant materials to be detailed on the landscape plan if the project reaches the building permit application stage.

The Committee realizes that item b) above may require an appeal on setback requirements of the Zoning By-law. If considerable effort is put forward to resolve this particular problem, as well as the other concerns referenced above, the Committee is willing to support an appeal on the setback restrictions of the Zoning By-law.

ACCEPTABLE FOR PUBLIC HEARING

8) BUILDING PERMIT REVIEW OF PROPOSED EXPANSION AND ADDITIONS TO THE "WESTWOOD MALL" AT 3000 LOUGHEED HIGHWAY - 1ST REVIEW

The Committee reviewed the plans received in the Planning Department 1980 02 04 and the coloured perspectives received 1980 02 06.

The Committee seriously questions the lack of a provision for pedestrian traffic along the north elevation of Safeway. It is suggested that a raised walkway be provided.

There appears to be a discrepancy between the landscape plan and the site plan on the east elevation abutting the building. The quantities indicated in the legend will be expected to be planted in the reduced planter areas.

ACCEPTABLE WITH CONDITIONS

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of 1980 02 06 con't

- 9) Z-18-79 - PRELIMINARY REVIEW OF A PROPOSED 32-UNIT APARTMENT PROJECT ON THE NE CORNER OF RIDGEWAY AVENUE AND MARMONT STREET AT 1101-1111 RIDGEWAY AVENUE - 3RD REVIEW

The Committee reviewed the proposed revisions to the preliminary plans for this project received in the Planning Department 1980 02 04.


Although the previous drawings had some inconsistencies and problems, the Committee felt that the front and end elevations were unique, refreshing and certainly appropriate for this highly visible corner location. While the proposed revisions are certainly logical, the resulting simplification in design has tended to create a considerably less visually appealing structure than that presented at the Public Hearing. The elimination of the stucco elements which tied the upper fascia to the ground, the reworking of the end elevations and the loss in the interplay between fenestration and balconies and wall forms, has resulted in a loss of vitality in the overall project.

In the Committee's opinion, the original building concept should be followed as closely as possible. When detailed working drawings are being prepared, the Committee would reiterate their earlier comments that:

- a) all exposed concrete be given an architectural treatment,
- b) a strong building entrance identity be created through the use of landscaping, and the introduction of an element which would also help create the desired identity, while helping to break up the symmetry of the front facade, and
- c) natural light be introduced at least into the third floor corridor via the use of a few rooftop skylights.

REVISED PLANS REQUESTED

NM/ci


Neil Maxwell
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning and Development Committee DEPARTMENT:

DATE: 1980 02 20

FROM: Design Committee DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes
of 1980 02 20

OUR FILE:

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday 1980 02 20 with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. K. Harford
Mr. D. Nichols
Mr. T. Thompson
Mr. K. White

STAFF:

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

GUESTS:

Mr. B. Mosier
Mr. D. Dixon
Mr. L. Auvache
Mr. R. Lang
Mr. P. Kafka
Mr. A. Resanovic
Mr. E. Bachman

1. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE NORTH EAST CORNER OF RODERICK AVENUE AND LOUGHEED HIGHWAY AT 812 RODERICK AVENUE.
2nd REVIEW

The Committee reviewed the revised preliminary plans received in the Planning Department 1980 02 18.

The Committee feels that this latest proposal is a significant improvement over the earlier submissions and finds the project acceptable for building permit application.

ACCEPTABLE

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of 1980 02 20

2. PROPOSED ADJUSTMENTS TO THE LANDSCAPE PLAN FOR A COMMERCIAL BUILDING ON THE EAST SIDE OF NORTH ROAD SOUTH OF LOUGHEED HIGHWAY AT 335 NORTH ROAD.

The Committee reviewed the proposed revisions received in the Planning Department 1980 02 12.

In the past the Committee has endeavoured to achieve a high standard of landscaping throughout the municipality and particularly on arterial streets such as North Road. The original landscape plan approved by the Committee met that objective and as a result the Committee is not prepared to accept a landscape proposal which in their opinion is a reduction in the quality and quantity of planting material.

UNACCEPTABLE

3. PROPOSED RESTAURANT ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET AT 2735 BARNET HIGHWAY FOR "BURGER KING".

The Committee reviewed the plans received in the Planning Department 1979 07 26 and 1980 02 18.

The Committee finds the proposed adjustments to the building and site planning acceptable.

ACCEPTABLE

4. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF CAYER STREET SOUTH OF BOOTH AVENUE AT 204 CAYER STREET.

The Committee reviewed the preliminary plans received in the Planning Department 1980 02 15.

The Committee finds the project generally acceptable, however, would suggest that the use of cedar on the infill door be reconsidered as it appears to be out of character with the remainder of the building. Perhaps stucco, painted the dark blue, could be utilized. In addition the Committee feels the door in the infill panel should be the dark blue colour and all other man-doors be painted to match the tilt-up panels.

ACCEPTABLE WITH CONDITIONS

5. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF UNITED BOULEVARD WEST OF BURBIDGE STREET AT 2370 UNITED BOULEVARD.

The Committee reviewed the plans received in the Planning Department 1980 02 13 and 1980 02 01.

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5 con't.

The project co-ordinator, Mr. B. Mosier, was in attendance to discuss the Committee's earlier comments and explain the latest revisions. Mr. Mosier then left the meeting.

The Committee now finds the project acceptable subject to consideration being given to the following:

1. Projecting the end fin-wall on call-up line 3a, out past the line of the upper fascia;
2. Reducing the projection of the vertical fins on the north elevation of the office thereby creating a solid horizontal fascia above the first floor.

In relation to signage, the Committee will be giving due consideration to this feature of the project when it is applied for, to ensure that the signs are compatible with the building design.

This project is therefore acceptable subject to the above concerns being resolved to the satisfaction of the Planning Director and the future submission of signage to the Design Committee.

ACCEPTABLE WITH CONDITIONS

6. PROPOSED REVISIONS TO PRELIMINARY PLANS FOR THE RECREATION COMPLEX WITHIN "RIVER SPRINGS".

The Committee reviewed the proposed adjustments to the recreation building and the proposal to use a "log" exterior treatment.

Mr. B. Mosier, of Beedie Construction, explained the various proposals. Also in attendance were Mr. D. Dixon and Mr. L. Auvache of Pioneer Log Homes, who presented their product to the Committee. The delegation then left the meeting.

The Committee finds the adjustments and modifications to the recreation building presented by Mr. Mosier acceptable and would have no objection to this project proceeding to the building permit application stage based on those plans.

In relation to the "log cabin" exterior treatment the Committee is willing to review this concept further but is not prepared to find its use acceptable until this proposal has been reviewed in greater depth and the Committee has been convinced that the building can be constructed in accordance with the plans submitted but with the different material (logs). If the applicants wish to pursue this alternative the Committee would request that fairly detailed preliminary plans be submitted along with a carefully prepared rendering and coloured chits of the stain or stain colours proposed to be utilized.

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6 con't.

The foregoing comments relate only to the recreation building and should not be taken as approval in principle of the site planning layout. The Committee reserves the right to comment on this facet of the project if and when building permit application plans are submitted.

7. PROPOSED REVISIONS TO THE COLOUR SCHEME FOR THE MINI-STORAGE DEVELOPMENT UNDER CONSTRUCTION ON THE NORTH SIDE OF LOUGHEED HIGHWAY EAST OF SCHOOLHOUSE STREET AT 1601 LOUGHEED HIGHWAY.

The Committee reviewed the proposed colour combinations presented at this meeting by Mr. R. Lang and Mr. P. Kafka as a response to the Committee's suggestions at the last meeting. Mr. Lang and Mr. Kafka then left the meeting.

The Committee finds the proposal of utilizing prefinished grey doors acceptable subject to all of the other colour combinations suggested by the Committee at their meeting of 1980 02 06 being implemented.

ACCEPTABLE WITH CONDITIONS

Mr. K. White left the meeting at this point.

8. Z-7-80 - PRELIMINARY REVIEW OF A PROPOSED RACQUETS CLUB ON THE SOUTH SIDE OF CAPE HORN AVENUE WEST OF DAWES HILL ROAD AT 2326 CAPE HORN AVENUE.

The Committee reviewed the preliminary plans received in the Planning Department 1980 02 17 and 18 and the coloured perspective received 1980 02 20.

Mr. K. White, project designer, was present to explain the project and answer any Committee questions. Mr. White then left the meeting.

The project offers some interesting and promising features for a project of this nature. However, prior to recommending referral to a Public Hearing the Committee requests that the following additional information be supplied for their review and consideration:

1. the type and location of exterior materials;
2. a few sketch sections through the building;
3. the proposed line of phasing clearly indicated and;
4. a sketch perspective from Cape Horn Avenue.

TABLED, ADDITIONAL INFORMATION REQUESTED

Mr. White returned to the meeting at this point.

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of 1980 02 20

9. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF UNITED BOULEVARD EAST OF BURBIDGE STREET AT 2441 UNITED BOULEVARD FOR ALCAN CANADA.

The Committee reviewed the plans and coloured perspective received in the Planning Department 1980 02 15.

The landscape design is interesting and offers some unique plant species. The Committee does, however, question what appears to be an intrusion of the lawn onto the landscaped boulevard, as the Committee recalls that Marathon intend to, if they have not already, plant the bermed boulevard with broom, pines and maple trees.

In relation to the building, the Committee feels that the preliminary drawings do not reflect the high standard of design the Committee is endeavouring to help create in the Mayfair Industrial Park. To help alleviate the Committee's concerns, perhaps consideration could be given to implementation of the following suggestions:

1. introducing a special treatment or texture into the wall panels of the warehouse;
2. utilizing super graphics on the warehouse portion of the building;
3. restudying the office portion with a view to creating more design interest.

To summarize, the Committee is of the opinion that more design attention should be given to the overall project, particularly the office portion of the project.

REVISED PLANS REQUESTED

10. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO AN INDUSTRIAL BUILDING ON THE NORTH WEST CORNER OF LOUGHEED HIGHWAY AND COLEMAN AVENUE AT 1851 LOUGHEED HIGHWAY.

The Committee reviewed the plans received in the Planning Department 1980 02 07.

The Committee endorses the applicant's desire to repaint the existing structure, however, the Committee suggests that more of an earthtone colour scheme be considered. The Committee understands the setback problem relating to the Lougheed Highway requirement of 7.6 metres. This by-law problem will help to create the architectural break this long flat elevation needs. The applicant now has the opportunity of achieving the desired change in plane by adjusting the addition northwards to meet the required setback.

In addition to the comments above the Committee suggests that when the detailed landscape plan is developed, that fairly mature growth be utilized in the planting strip along the Lougheed Highway. The landscape plan should include information on plant spacing, species, sizes and quantities.

TABLED, REVISED AND ADDITIONAL
INFORMATION REQUESTED

Design Committee Minutes
of 1980 02 20

11. BUILDING PERMIT ISSUANCE TO ALMARK ENTERPRISES LTD. FOR AN INDUSTRIAL BUILDING
IN MAYFAIR INDUSTRIAL PARK AT 120 GLACIER STREET.

The Committee heard a report from the Planning Department that the applicants have demanded and secured their building permit without first complying with the Committee's suggestions. This is very disturbing to the Committee as they had anticipated receiving the co-operation and support of the Mayfair Architectural Committee in attempting to create an industrial park which Coquitlam and Marathon could be proud of. To be advised that the Mayfair Architectural Committee has seen fit to disregard the Committee's comments is particularly disheartening since it was only several weeks ago that both Committees met to seek assurance that each group would co-operate to achieve the development objectives of Marathon. One of the items which was agreed upon was that "the Design Committee would attempt to take a tougher stand on projects which are not entirely acceptable to them". If there has been a misunderstanding leading to the building design presented by the applicants being accepted by Marathon, the Design Committee would appreciate receiving an explanation of the circumstances.

12. Z-18-79 - PRELIMINARY REVIEW OF A PROPOSED 32 UNIT APARTMENT PROJECT ON THE N.E.
CORNER OF RIDGEWAY AVENUE AND MARMONT STREET AT 1101 - 1111 RIDGEWAY AVENUE.

The Committee reviewed the plans received in the Planning Department 1980 02 20.

Mr. E. Bachman and Mr. A. Resanovic were present to explain the revisions and discuss the project with the Committee. Mr. Bachman and Mr. Resanovic then left the meeting.

The Committee is pleased to see the changes which have been made to the project in response to the Committee's previous comments. The Committee has no objection to the elimination of the end windows on the upper floor and the windows into the corridors on the second floor and infilled as discussed with the project architect. However, in relation to the possible removal of the dining room glazing, the Committee does not find this request acceptable as these windows are an integral component of the overall design and should be retained.

The Committee is still concerned over the lack of entrance identification and suggests that this matter be reviewed further. In addition the Committee suggests that all exposed concrete be given an architectural finish.

PRELIMINARY PLANS ACCEPTABLE WITH
CONDITIONS

N. Maxwell
N. Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 03 05
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of 1980 03 05

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday 1980 03 05 with the following persons present:

COMMITTEE:

Mr. K. Harford
Mr. D. Nichols
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Mr. G. Eng
Mr. D. Dixon

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO A COMMERCIAL BUILDING ON THE NORTH EAST CORNER OF RODERICK AVENUE AND LOUGHEED HIGHWAY AT 812 RODERICK AVENUE.

The Committee reviewed the plans received in the Planning Department 1980 03 04 and the coloured elevations received 1980 02 06.

The Committee finds the project acceptable, however, would recommend the following colour scheme in lieu of the one proposed:

BRICK - As Proposed
UPPER FASCIA - Olympic Semi-Transparent 709
VERTICAL SIDING - Olympic Semi-Transparent 700 or 716

ACCEPTABLE WITH CONDITIONS

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of 1980 03 05

2. PROPOSED BELL-TOWER FOR CHURCH UNDER CONSTRUCTION ON THE EAST SIDE OF FAIRFAX STREET BETWEEN CLIFTON AVENUE AND BRISBANE AVENUE AT 821 FAIRFAX STREET.

The Committee reviewed the plans and coloured elevations received in the Planning Department 1980 03 03.

The Committee finds the structure acceptable assuming the colours on the bell-tower will match those utilized on the church.

ACCEPTABLE

3. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF CAYER STREET SOUTH OF BOOTH AVENUE AT 204 CAYER STREET (PHASE III).

The Committee reviewed the plans received in the Planning Department 1980 02 28 and 1980 03 05 and the coloured elevations received 1980 02 15.

The Committee finds this building acceptable.

ACCEPTABLE

4. Z-73-76 - PROPOSED VARIATIONS TO PLANS FOR A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET.

The Committee reviewed proposed adjustments and accompanying letters received in the Planning Department 1980 02 25 and 1980 03 03.

The Committee finds the revisions acceptable subject to confirmation being supplied that only one colour and one texture of stucco will be utilized on the right side elevation of the proposed larger "Steeves" unit on Lot 435.

ACCEPTABLE WITH CONDITIONS

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

5. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF UNITED BOULEVARD EAST OF BURBIDGE STREET AT 2441 UNITED BOULEVARD. 2nd PRELIMINARY REVIEW

The Committee reviewed the updated plans presented at this meeting.

Mr. G. Eng, project architect, was present to discuss with the Committee their previous comments and explain the changes which have been made to the project. Mr. Eng then left the meeting.

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#5 con't.

The Committee finds the project acceptable for building permit submission subject to consideration being given to implementation of the following comments and suggestions:

1. Adjusting the height of the office portion to coincide with that of the industrial section;
2. Utilizing a deeper shade of "beige" for the colour of the project (perhaps more of an earth tone);
3. Introducing an opaque glass spandrel panel into the area between the upper and lower windows on the office portion so that the windows and area in between would read as one element;
4. Eliminating the window on the upper floor above the main entry and then introducing perhaps a sloped design element over the main entrance to help create a strong entrance identity.

In addition to the foregoing the Committee endorses the introduction of plant material adjacent to the overhead doors on the south elevation but questions the use of flowering cherry trees as the feature plant. Perhaps pyracantha or akebia quinata could be considered as a substitute.

ACCEPTABLE FOR BUILDING PERMIT

6. Z-34-74 - PRELIMINARY REVIEW OF THE PROPOSED "LOG CABIN" EXTERIOR TREATMENT TO THE RECREATION BUILDING IN "RIVER SPRINGS".

The Committee reviewed the drawings presented by the applicants at this meeting.

Mr. D. Dixon, a representative from Pioneer Log Homes, was present to explain the latest proposal to the Committee and answer any questions. Mr. Dixon then left the meeting.

The combination of log exterior being combined with cedar siding and stucco is not acceptable. If the applicant wishes to pursue the use of logs, then the plans should be revised to show the total project being in this material. If certain changes are required to utilize the logs in certain areas of the structure the plans should indicate the applicant's proposal and the Committee will evaluate them.

In particular the Committee would see:

1. A revised corner detail to eliminate the use of the cedar trim;
2. A post under the cantilever on the west elevation;

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#6 con't.

3. Revised fenestration on the west elevation;
4. The use of stone or coarse granite in place of the brick;
5. The use of a coarse, rough-sawn trim piece around the windows;
6. Removal of the stucco and cedar from the building;
7. Some type of post detail in place of the fin walls.

REVISED PLANS REQUESTED

Mr. K. White left the meeting at this point.

7. Z-7-80 - PRELIMINARY REVIEW OF A PROPOSED RACQUETS CLUB ON THE SOUTH SIDE OF CAPE HORN AVENUE WEST OF DAWES HILL ROAD AT 2326 CAPE HORN AVENUE.
2nd PRELIMINARY REVIEW

The Committee reviewed the revised plans and coloured sketch perspectives received at this meeting.

Mr. K. White, project designer, was present to discuss with the Committee their earlier comments and answer all Committee questions. Mr. White then left the meeting.

The Committee now finds this project acceptable for referral to a Public Hearing. If this proposal reaches the building permit application stage the Committee suggests that consideration be given to the following comments:

1. Increasing the depth of the orange angular element on the Lougheed Highway elevation and above the main entry;
2. Recessing the glass well panels and the entrance doors, and wrapping the metal cladding down and back into the recess as discussed;
3. Submission of an acceptable detail where the glass well panels join the angular roof element to ensure proper construction details;
4. "Wrapping around" the roof material onto the clerestorey side of the prominent angular roof over the entrance;
5. Flaring the end parking spaces for ease of manoeuvrability.

In addition to the foregoing the Committee questions the advisability of the present parking proposal due to the excessive slopes being proposed. The

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of 1980 03 05

#7 con't.

Committee suggests that this matter be reviewed further.

ACCEPTABLE FOR PUBLIC HEARING

Mr. White returned to the meeting at this point.

8. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH WEST CORNER OF BARNET HIGHWAY AND JOHNSON STREET AT 2800 BARNET HIGHWAY FOR "LUMBERLAND".

The Committee reviewed the plans received in the Planning Department 1980 02 18 and the coloured information received 1980 03 04.

The Committee appreciates the photographic backup included in the preliminary submission on this project and offers the following for consideration if the project proceeds to working drawings:

1. Although the Committee agrees with the material used on the stairshaft, the form itself appears visually weak. The Committee also feels the western portion of the entrance canopy and the kiosks which act as supports for the roof should be strengthened for visual effect;
2. Large "virginia creepers" on 20' centres are suggested adjacent to the fence in the merchandise area and perhaps a solid wood fence could be constructed south of Aberdeen Avenue along the west property line to screen the unsightly use to the west. An alternative to the wood fence could be the reintroduction of the screen fence proposed for the east side of the site;
3. To maintain a consistent use of materials throughout the project, the Committee would prefer to see the split faced half blocks used on the screen wall along Johnson Street;
4. In an effort to break up the large expanse of asphalt in front of the building the Committee suggests that each parking space on either side of the main driveway access aisle off Johnson Street be eliminated and replaced with 6' landscape strips. The remaining 6' area resulting from the loss in parking could then be reintroduced adjacent to the front of the building. This would of course mean an adjustment in the parking lot on both sides of new landscape strips. Furthermore, low planting materials could be used to introduce landscaping in the area behind the curb stops;
5. The site in general warrants the use of generous amounts of landscape planting.

ACCEPTABLE WITH SUGGESTIONS

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9. PRELIMINARY REVIEW OF A PROPOSED 82 UNIT TOWNHOUSE PROJECT ON THE NORTH SIDE OF
CAPE HORN AVENUE WEST OF THE ESSONDALE BOUNDARY. 1st PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department 1980 02 28 and 1980 03 04 and the coloured information received 1980 03 05.

The Committee is of the opinion that additional work and review is warranted. In this regard the Committee suggests that consideration be given to the following comments:

1. Introducing a few additional and unique floor plans. The two basic unit types and the three variations have tended to restrict design opportunities. The variations in plan would also provide the opportunity for more interesting elevations;
2. Creating deliberate interruptions in the roof planes to further assist in providing more design interest;
3. Providing strip elevation sketches at a 1/16" scale of the south elevations of the units facing Cape Horn Avenue and the north elevation of the units adjacent to the south side of the right-of-way to assist the Committee's future reviews.

In addition to the above, the Committee seriously questions the use of the suggested siding material and feels that its extensive treatment warrants review and reconsideration.

UNACCEPTABLE, REVISED PLANS REQUESTED

10. Z-10-80 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF
ANSON AVENUE WEST OF WESTWOOD STREET AT 3041 ANSON AVENUE.

The Committee reviewed the plans received in the Planning Department 1980 03 04 and the coloured perspective received 1980 03 05.

The project offers an interesting plan and the sloped glazing and fin wall projections are an encouraging feature of this design. The Committee does, however, feel that there may be just a hint of monotony creeping into the design of this project as the finish and fin projections are similar to a building reviewed recently by the Committee on a proposal prepared by this designer on a site to the north. To resolve this potential concern perhaps a totally new exterior finish such as masonry or brick should be introduced.

The Committee's past experiences with large underground parking areas is that customers tend not to utilize them unless they are open and cheery. It is therefore suggested that consideration be given to introducing natural light into the underground structure possibly through the use of light wells.

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#10 con't.

This application is acceptable for referral to a Public Hearing in its present form, however, if this application reaches the building permit application stage the Committee will be looking to see how the above concerns have been handled.

ACCEPTABLE FOR PUBLIC HEARING

11. POTENTIAL DEVELOPMENT IN THE NEIGHBOURHOOD COMMERCIAL PORTION OF THE TOWN CENTRE AREA AND PARTICULARLY THE NORTH WEST CORNER OF WESTWOOD STREET AND ANSON AVENUE.

The Committee received a verbal report from the Planning Department on the concerns expressed by the Planning and Development Committee with regard to possible restrictions on the corner site. In the Committee's opinion the site in question has considerable development potential of its own, approximately 20,000 square feet, and therefore is a workable site. The Committee feels that the developer of the project reviewed by the Committee in item 10 above should not be put in a position of having to deal with the owner of the adjoining site.

The Committee has reviewed two projects in this designated C-2 neighbourhood commercial area and already has observed a hint of monotony creeping into the designs. In the Committee's opinion the regulations in the Zoning By-Law, such as height, lot coverage, and setbacks tend to invite similarities in buildings.

In addition to a high standard of design, the Committee feels it is in the best interests of the District for promotion of this area to ensure that the first few developments are successful ones. Furthermore, most developers will not attempt appeals on by-law requirements unless some indication is given from the approving authority (Council) in the form of a policy statement.

The Committee would also request that the Planning Department give consideration to allowing higher density high rise zoning on certain sites in this extensive commercial area where for instance it is warranted by economic conditions or other planning considerations. This would also allow the opportunity for an additional design approach in the area.

In conclusion the Committee requests the Planning Department prepare a policy statement which reflects the above noted concerns for consideration and review by the Planning and Development Committee.

12. BUILDING PERMIT REVIEW OF A PROPOSED 76 BED INTERMEDIATE CARE FACILITY ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF WESTVIEW STREET AT 560 AUSTIN AVENUE.

The Committee reviewed the plans received in the Planning Department 1980 02 29.

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of 1980 03 05

#12 con't.

This application is tabled for the project architect to respond to the Committee's comments from their meeting of 1979 10 02.

TABLED

13. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO AN INDUSTRIAL BUILDING ON THE NORTH WEST CORNER OF LOUGHEED HIGHWAY AND COLEMAN AVENUE AT 1851 LOUGHEED HIGHWAY.

The Committee reviewed a letter from the project designers received in the Planning Department 1980 03 05 regarding the proposed placement of the additions.


This site is in a location which is highly visible from two major traffic arteries (Lougheed Highway and the Trans Canada Highway). The Committee appreciates that thought was given to future additions when the building was constructed, however, the complexion of the area has changed and the prominence of the site has increased to a point where more design consideration is warranted. The Committee also realizes the functional and utilitarian nature of the proposed and existing structure but points out that this type of structure can be aesthetically pleasing.

The Committee does not feel that their request for an architectural break has received sufficient consideration and therefore could not support a Board of Variance appeal on setback.

If the applicant does not want to create the full break, a lesser break or a break for a part of the wall length could be considered. Alternatively the applicant could give consideration to other methods of creating an architectural break such as landscaping (mass planting, changing planting patterns, etc.) super graphics and trellis work.

The Committee does not feel this request is unreasonable or will cause economic hardship. Furthermore the Committee does not accept the designer's reasoning for not providing the requested architectural break.

REVISED PLANS REQUESTED


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee

DEPARTMENT:

DATE: 1980 03 19

FROM: Design Committee

DEPARTMENT:

YOUR FILE:

SUBJECT: Design Committee Minutes of
1980 03 19

OUR FILE:

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1980 03 19 with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. H. Culham

1. Z-34-74 - PRELIMINARY REVIEW OF THE PROPOSED "LOG CABIN" EXTERIOR TREATMENT TO THE RECREATION BUILDING IN "RIVER SPRINGS".

The Committee reviewed the preliminary plans received in the Planning Department 1980 03 19.

The Committee appreciates the response to their earlier suggestions, however, the following changes which were made to the plans are not acceptable:

1. The removal of the clerestorey glazing over the sloped roof on the west elevation;
2. Removal of the full height windows on the north and south elevations as in the earlier proposals;
3. The construction of the wing walls in "screen poles". The Committee requests further explanation as to why the fin walls cannot be constructed of logs.

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#1 con't.

If additional reviews are requested by the applicant the Committee will require more complete plans which provide at least the following information:

- a. Revised elevations;
- b. Floor plans;
- c. Construction details;
- d. Colour information including a coloured perspective.

ADDITIONAL INFORMATION AND
REVISED PLANS REQUESTED.

2. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE EAST SIDE OF CLARKE ROAD SOUTH OF SMITH AVENUE AT 504 CLARKE ROAD.

The Committee reviewed the plans and coloured information received in the Planning Department 1980 03 19.

The Committee finds the project acceptable subject to consideration being given to the following:

1. Raising the height of the rear and side walls to match the height of the front fascia;
2. Rounding the corners of the parking spaces;
3. Providing screening for any rooftop mechanical equipment.

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

3. PRELIMINARY REVIEW OF A PROPOSED 53 UNIT APARTMENT BUILDING ON THE SOUTH EAST CORNER OF NORTH ROAD AND FOSTER AVENUE AT 637 NORTH ROAD.

The Committee reviewed the plans received in the Planning Department 1980 03 04 and 1980 03 19 and the coloured information received 1980 03 19.

The preliminary landscaping concept appears to be acceptable, however, the Committee seriously questions the latest building design for this project. On sites such as this, which are highly visible, the Committee is of the opinion that a structure which has greater design merit is warranted. A building more in keeping with the original plans which were presented at the Public Hearing and subsequently approved should be considered.

Design Committee Minutes
of 1980 03 19

#3 con't.

In summary the Committee feels the landscaping concept is acceptable, however, the design of the building should be reconsidered.

4. BUILDING PERMIT REVIEW OF A PROPOSED 76 BED INTERMEDIATE CARE FACILITY ON THE SOUTH SIDE OF AUSTIN AVENUE EAST OF WESTVIEW STREET AT 560 AUSTIN AVENUE.

The Committee reviewed the plans received in the Planning Department 1980 02 29.

The project architect, Mr. H. Culham, was present to discuss with the Committee their previous comments. Mr. Culham then left the meeting.

The Committee accepts the project architect's reasoning for retaining the exposed concrete membranes on the side elevations. The Committee finds this project acceptable subject to:

1. The planting quantities being substantially increased throughout the site as the landscaping generally appears sparse;
2. A planting screen being introduced along the south and east property lines to provide visual relief for the single family homes in this area from the exposed parking structure. The initial planting should be of substantial size;
3. A garbage enclosure being provided and constructed of the same brick utilized on the building;
4. The fin wall projections above the storage units on the upper floor being deleted;
5. A canopy being introduced over the main entrance on the east elevation.

In addition to the above, the Committee questions the survival chances of the existing row of trees along the east property line south of Sydney Avenue during construction and afterwards in the resulting narrow strip. The Committee requests consideration be given to returning to the earlier ramp proposal (adjacent to the building) thereby greatly increasing the chances of preserving the trees.

As the eventual colour scheme has not been finalized the Committee is willing to allow the project to proceed subject to the above concerns being resolved to the satisfaction of the Planning Director and subject to the coloured samples of the building materials (stucco, metal and brick) being submitted and reviewed prior to any application.

Design Committee Minutes
of 1980 03 19

5. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF UNITED BOULEVARD EAST OF LEEDER AVENUE AT 2351 UNITED BOULEVARD.

The Committee reviewed the plans received in the Planning Department 1980 03 18 and the coloured perspective received 1980 03 17.

The Committee finds the project acceptable.

ACCEPTABLE

6. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF GLACIER STREET NORTH OF SHUSWAP AVENUE AT 85 GLACIER STREET.

The Committee reviewed the preliminary plans received in the Planning Department 1980 03 14.

The Committee finds the preliminary landscaping concept and building design acceptable. The mirrored glass windows are a key feature of this design and the Committee will be looking for their retention on the working drawings. In relation to the remainder of the project the Committee requests consideration be given to:

1. Eliminating the visual portion of exposed concrete support wall below the lower windows, by bringing the sidewalk across the fronts of the building at the lower floor level and then sloping the landscaping down into the parking area;
2. Utilizing brighter more exciting colours on the building;
3. Reviewing the super graphics including the proportions. The Committee suggests the applicant seek input from an individual specializing in this facet of design.

If this project reaches the building permit application stage the Committee will be looking for the inclusion of the above comments into the working drawings.

7. Z-33-78 - PRELIMINARY REVIEW OF A PROPOSED CHURCH ON THE NORTH SIDE OF RUNNEL DRIVE EAST OF THE B.C. HYDRO RIGHT-OF-WAY AT 2665 RUNNEL DRIVE.

The Committee reviewed the plans, coloured perspective and coloured material samples received in the Planning Department 1980 03 17.

The Committee finds the project interesting, however, they would offer the following comments for consideration:

1. It has been the Committee's experience that this type of exterior plywood has detailing problems particularly along the joint lines and at external

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#7 con't.

corners. In addition, prestaining of this type of material is not usually adequate and therefore the Committee requests information on staining techniques and joint details;

2. The Committee requests that landscaping be introduced into the rows of parking spaces to help reduce the large areas of blacktop.

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

- a. A detailed landscape plan which clearly differentiates new plan material from existing growth to be retained; and
- b. The applicant's response to the above comments.

Mr. White left the meeting at this point.

8. Z-15-80 - PRELIMINARY REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO A CHURCH ON THE SOUTH SIDE OF REGAN AVENUE WEST OF POIRIER STREET AT 1666 REGAN AVENUE.


The Committee reviewed the plans and coloured perspective received in the Planning Department 1980 03 14.

The Committee understands and can appreciate the applicant's need for expansion of the existing church facilities, however, the Committee strongly suggests that the designer review the multiplicity of roof forms with a view to simplifying the shapes yet unifying the overall project. The coloured perspective suggests a more acceptable building form along these lines. The west elevation which contains the classrooms requires particular attention due to it being highly visible from the main approach. Perhaps a mansard type roof may help solve the problem in this area.

Further to the above the Committee questions whether due consideration has been given to possibly relocating the main entrance in light of the location of the parking facilities.

The landscaping concept is acceptable and the Committee notes that it is above average in design from what is normally proposed for this type of facility and therefore the Committee will be looking for the quantities etc. to be retained if and when the building permit plans are submitted for review.

The Committee cannot recommend referral of this project to Public Hearing on the basis of the plans submitted. Revised plans are requested taking into consideration the above comments.


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 04 02
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes of 1980 04 02 OUR FILE:

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1980 04 02 with the following persons present:

COMMITTEE:

Mr. J. Finlay Mr. D. Nichols (for item #12 only)
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Mr. G. Dickenson
Mr. D. Devries

1. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF TUPPER AVENUE WEST OF BLUE MOUNTAIN STREET AT 815 TUPPER AVENUE.

The Committee reviewed the plans and coloured elevations received in the Planning Department 1980 03 26.

The Committee finds the project basically acceptable, however, if this application reaches the building permit application stage the Committee will be looking for:

- a. substantial landscaping in the limited areas available for planting;
- b. confirmation of the proposed colour schedule;
- c. details of the proposed architectural finish on the precast concrete walls. The Committee suggests that a small aggregate, or light sand-blasting finish be considered for the concrete panels.

2. PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR A MOTEL ON THE NORTH EAST CORNER OF LOUGHEED HIGHWAY AND GUILBY STREET AT 631 LOUGHEED HIGHWAY.

The Committee reviewed the proposed revisions and accompanying explanatory letter received in the Planning Department 1980 03 28.

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#2 con't.

Although the Committee can agree with some of the arguments presented to justify the changes in the ground covers, retaining walls and types of trees, they are concerned with:

- a. the elimination of the large deciduous trees;
- b. the reduction in the size and planting material for the parking lot planters in front of the units;
- c. the reduction in the density of planting along Edgar Avenue.

The Committee notes that the landscaping along Edgar Avenue was of particular concern to residents attending the Public Hearing on this project and any changes to the planting scheme must reflect this concern.

If the deciduous trees are considered unacceptable by the applicants for the reasons stated, then mass planting of evergreen trees could be considered.

The Committee has no objection to the use of concrete blocks in place of the wood cribbing as retaining walls as long as the blocking being utilized are similar to those utilized on the building.

UNACCEPTABLE, REVISED PLANS
REQUESTED

3. PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR AN INDUSTRIAL BUILDING ON THE NORTH SIDE OF UNITED BOULEVARD WEST OF BURBIDGE STREET AT 2381 UNITED BOULEVARD.

The Committee reviewed a letter from the project engineer received in the Planning Department 1980 03 25.

The Committee does not find the complete elimination of the planting strip along the east side of the building acceptable. As a compromise, the Committee suggests that the first 30' down the side of the building from the south west corner be planted with a mass grouping of the material which was originally intended for the entire planting strip.

4. CHANGES TO AN APARTMENT BUILDING ON THE SOUTH WEST CORNER OF KING ALBERT AVENUE AND MARMONT STREET AT 1060 KING ALBERT AVENUE.

The Committee reviewed plans, photographs and a letter from the project architect, received in the Planning Department 1980 04 01 explaining the deviations which have occurred in the project during construction.

The Committee finds the changes to this project acceptable noting that the building is virtually complete and the major changes were dictated by the fire code and the

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#4 con't.

mortgagee. The Committee feels, however, that these changes should have been submitted for their consideration prior to their implementation.

In future the Committee will expect any proposed revisions to projects under this applicant's control to be submitted for committee consideration well in advance of the time when a decision is required on construction. Requirements of CMHC and other bodies should be carefully reviewed at the time working drawings are prepared in order that changes which may be detrimental to the design can be reviewed in an overall context.

5. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF RIDGEWAY AVENUE EAST OF NELSON STREET AT 1041 RIDGEWAY AVENUE. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 03 21.

The Committee reiterates their earlier comments that the applicant should seek professional design assistance with a view to simplifying the treatment of the front and rear fascades. It was felt that with some honest effort a little architectural interest could be achieved. Perhaps once it has been created it could be repeated on the existing building to the west.

REVISED PLANS REQUESTED

6. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF GLACIER STREET NORTH OF SHUSWAP AVENUE AT 85 GLACIER STREET. 2nd REVIEW

The Committee reviewed the revised preliminary plans received in the Planning Department 1980 03 28 and the coloured perspective received 1980 04 01.

The Committee appreciates the effort by the project engineer in revising the drawings in relation to the Committee's earlier comments. The Committee finds the project acceptable to proceed to the building permit application stage.

7. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO AN INDUSTRIAL BUILDING ON THE NORTH WEST CORNER OF LOUGHEED HIGHWAY AND COLEMAN AVENUE AT 1851 LOUGHEED HIGHWAY. 2nd REVIEW

The Committee reviewed the revised plans and coloured elevation received in the Planning Department 1980 04 01.

The Committee finds the project acceptable subject to:

1. eliminating the small trellis adjacent to the south west corner of the addition;

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#7 con't.

2. utilizing the rectangular trellis indicated on the "partial south elevation" on the landscape plan. The construction materials of the trellis should be increased in size to create a more substantial structure with a three dimensional effect;
3. utilizing more mature plant materials along the south elevation of the addition between the property line and the building.

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

8. BUILDING PERMIT REVIEW OF A PROPOSED 53 UNIT APARTMENT BUILDING ON THE SOUTH EAST CORNER OF NORTH ROAD AND FOSTER AVENUE AT 637 NORTH ROAD. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 03 26 and 1980 04 02 and the coloured information submitted 1980 04 02.

The Committee finds the project acceptable subject to trellises of substantial size and materials being introduced onto the large expanses of stucco between the balconies. It should be noted that the trellises should not project as far as the balconies.

This project is now acceptable subject to the above concern being resolved to the satisfaction of the Planning Director.

ACCEPTABLE WITH CONDITIONS

9. PROPOSED VARIATION TO PLANS FOR A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET.

The Committee reviewed the proposed adjustment and accompanying letter received in the Planning Department 1980 03 31 for Lot 424.

The Committee finds the substitution of a C' unit on Lot 424 in place of a #2 plan acceptable.

10. Z-18-79 - PRELIMINARY REVIEW OF A PROPOSED 32 UNIT PROJECT ON THE NORTH EAST CORNER OF RIDGEWAY AVENUE AND MARMONT STREET AT 1101 - 1111 RIDGEWAY AVENUE. 3rd REVIEW

The Committee reviewed the revised preliminary plans received in the Planning Department 1980 03 31.

Design Committee Minutes
of 1980 04 02

#10 con't.

The Committee finds the project basically acceptable, however, if this project reaches the building permit application stage the Committee will be looking for a detailed landscape plan and assurance from the applicant that the "greenhouse glazing" and the skylight elements will be installed.

In relation to site planning the Committee questions the proposed entrance walkway configuration. It is suggested that a second connection in a south easterly direction be provided to prevent pedestrian traffic from destroying the landscaping in this area:

Mr. White left the meeting at this point.

11. Z-15-80 - PRELIMINARY REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO A CHURCH ON THE SOUTH SIDE OF REGAN AVENUE WEST OF POIRIER STREET AT 1666 REGAN AVENUE. 2nd REVIEW

The Committee reviewed the sketch overlay proposals presented by the project designer, Mr. D. Devries. Even though a quorum was not available as Mr. K. White had to step down as a Committee member, the two Committee members remaining agreed to offer some advice to help expedite this application. Discussion ensued regarding the roof forms and the exterior treatment of the classroom addition. A number of alternatives were discussed and suggestions were made to Mr. Devries as to possible revisions to the plans.

The Committee looks forward to reviewing revised plans reflecting the points discussed at this meeting.

REVISED PLANS REQUESTED

12. PRELIMINARY REVIEW OF A PROPOSED VARIATION TO PLANS FOR A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET.

The Committee reviewed the preliminary plans received in the Planning Department 1980 04 01 for Lot 416.

The plans appear to be consistent with the overall design concept created by the original architect on this project. The Committee awaits more complete drawings on the new unit proposed for this lot. When the plans are being finalized the Committee suggests that consideration be given to the following comments:

1. reviewing the windows on the east elevation as the present scheme appears inconsistent;
2. studying the west elevation with a view to creating some interest in the large flat facade by eliminating the wall which hides the proposed skylight over the atrium.

Design Committee Minutes
of 1980 04 02

#12 con't.

If this application reaches the building permit application stage the Committee will be looking for a reaction to the above referenced concerns.

Neil Maxwell
N. Maxwell,
Secretary

NM/dm


Design Committee Minutes
of 1980 04 14 & 1980 04 10

#6 con't.

the fascia band over the doors (cedar) to be replaced with stucco;

7. adjusting the angle of the proposed fascia band from vertical to an angle which will match that utilized on the roof;
8. utilizing an off-white or beige stucco tone which would be complementary to the colour of the roof material.

The Committee finds this project acceptable for Public Hearing subject to revised plans to the satisfaction of the Planning Director being submitted.



Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 04 16
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes of 1980 04 16 OUR FILE:

A meeting of the Design Committee was held in the Committee Room on Wednesday, 1980 04 16 at 6:00 p.m., with the following persons present:

COMMITTEE:

Mr. D. Nichols
Mr. W. Roper
Mr. K. White
Mr. J. Finlay (for Item 9 only)

STAFF:

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

GUESTS:

Mr. R. Letkeman

- 1) BUILDING PERMIT REVIEW OF PROPOSED EXPANSION TO THE MINI-WAREHOUSE PROJECT ON THE EAST SIDE OF SCHOOLHOUSE STREET NORTH OF LOUGHEED HIGHWAY AT 163 SCHOOLHOUSE STREET

The Committee reviewed the plans and coloured photographs received in the Planning Department 1980 03 31.

The Committee finds the proposed expansion acceptable subject to the owner undertaking in writing to install the super graphics as originally approved on the existing buildings and to extend same onto the additions.

- 2) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF TUPPER AVENUE WEST OF BLUE MOUNTAIN STREET AT 815 TUPPER AVENUE

The Committee reviewed the plans received in the Planning Department 1980 03 26 and 1980:04 14.

The Committee finds the project acceptable subject to eliminating the bark mulch and replacing it with vinca minor at 45 cm o/c.

Design Committee Minutes
of 1980 04 16

- 3) BUILDING PERMIT REVIEW OF PROPOSED REDEVELOPMENT OF THE EXISTING SERVICE STATION ON THE NORTHWEST CORNER OF LOUGHEED HIGHWAY AND WESTWOOD STREET AT 3051 LOUGHEED HIGHWAY

The Committee reviewed the plans received in the Planning Department 1980 04 03.

The Committee questions the use of the reddish coloured bricks, given the amount of red metal cladding being used. The Committee feels that an "autumn leaf" brick may be more appropriate.

The Committee finds this project acceptable subject to the autumn leaf brick being utilized in place of the red brick.

- 4) BUILDING PERMIT REVIEW OF A PROPOSED 32-UNIT APARTMENT PROJECT ON THE NORTHEAST CORNER OF RIDGEWAY AVENUE AND MARMONT STREET AT 1105 RIDGEWAY

The Committee reviewed the plans received in the Planning Department 1980 04 11.

The Committee finds the project acceptable and commends the project architect on the proposed skylight over the main entry.

- 5) Z-20-80 - PRELIMINARY REVIEW OF A PROPOSED 82-UNIT TOWNHOUSE PROJECT ON THE NORTH SIDE OF CAPE HORN AVENUE WEST OF THE ESSONDALE BOUNDARY - 2ND PRELIMINARY REVIEW

The Committee reviewed the plans received in the Planning Department 1980 04 14.

The project architect, Mr. R. Letkeman, was present to explain the latest revisions and discuss the Committee's earlier comments. Mr. Letkeman then left the meeting.

The Committee finds the attention given to entranceways and parking areas desirable and would certainly encourage this initiative. The unit groupings and overall site planning appears to be reasonably successful. The Committee does, however, feel the overall block forms tend to be very repetitive when viewed in terms of the overall project. As discussed with the project architect, the Committee would request consideration be given to:

- a) introducing unique features generally throughout the project to create some overall design variations. Some areas where this opportunity would arise are end units, where you drive into a grouping, or where the pedestrian way cuts through the project. Some methods of achieving this, which could be considered, would be with one-storey or split level units or changing rooflines.

Design Committee Minutes
of 1980 04 16

5) Z-20-80 con't

- b) providing more definite variations in plan.
- c) adjusting the small roof projections at the corners of the units so as to eliminate the two materials meeting on the same plane.
- d) utilizing subtle changes in the shade or tone of the siding in large groups of units. Colour samples are requested.
- e) utilizing enclosed garages in some units throughout the project and open carports, with trelliswork on others. Since this would be contributing to the much needed overall variations, the Committee would be prepared to recommend to Council in favour of an appeal on horizontal arc requirements under the development permit. The Committee would also be prepared to recommend minor infringements into the normally accepted setbacks if it can be demonstrated it would be beneficial to the overall project.

In relation to landscaping, the Committee feels the concept proposed shows promise. The Committee will be looking for a high standard of landscaping on this site, utilizing fairly mature planting material. Furthermore, relating to landscaping, the Committee suggests:

- a) the introduction of some mass planting adjacent to the rear patios on the typical unit planting plan.
- b) creating some interest on the front patio areas by breaking up the large concrete patios with the introduction of landscaping, planters, brick pavers, brick dividers or cedar dividers, or a combination thereof.

REVISED PLANS AND ADDITIONAL
INFORMATION REQUESTED

6) BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH
SIDE OF LINCOLN AVENUE WEST OF WESTWOOD STREET

The Committee reviewed the plans received in the Planning Department 1980 04 14.

The Committee finds the building form and the increased skylight height acceptable, however, in relation to the remainder of the project, the Committee offers the following comments:

- a) For a project of this size, the Committee strongly suggests that the applicant seek the assistance of a qualified landscape consultant as the present proposal appears "busy" and the locations of a number of plant species are questionable. When the revised landscaping plan is being prepared, the Committee would ask that the proposed spacing be included.

Design Committee Minutes
of 1980 04 16

6) con't

- b) The proportions of the wood cap proposed for the railing appears awkward. The Committee feels a 3"x6" or a 4"x8" cap would be superior.

In addition to the above, the Committee reiterates their earlier request for the submission of actual coloured samples of exterior finishes.

TABLED, ADDITIONAL INFORMATION
AND REVISED PLANS REQUESTED

7) NOTE TO PLANNING AND DEVELOPMENT COMMITTEE

The Design Committee is somewhat disturbed with the increasing regularity of changes being made to buildings during construction where these changes have not received approval of the Committee.

Committee members spend considerable time reviewing projects, working with architects, designers and engineers on building designs, only to have these designs, in some cases, modified during construction. With no progressive on-site design inspections, these changes are usually not discovered until the Planning Department makes an on-site landscape inspection. By this time, the buildings are virtually complete, and further changes become unreasonable to request.

8) PROPOSED REVISIONS TO THE LANDSCAPING FOR A MOTEL ON THE NORTHEAST CORNER OF LOUGHEED HIGHWAY AND GUILBY STREET AT 631 LOUGHEED HIGHWAY - 2ND REVIEW

The Committee would suggest that instead of planting the pinus nigra in the numbers and fashion shown, the applicant consider using them in staggered mass plantings. Furthermore, the Committee recommends that the plant species numbered 17 and 18 be eliminated and replaced with cornus stolonifera, cornus flaviramea, acer palmatum and betula dalecarlica. The staggered mass plantings should contain at least one of each of the above planting materials and will result in a lesser number of pinus nigra being required.

The landscaping revision would now be acceptable subject to the above request being rectified to the satisfaction of the Design Committee.


Design Committee Minutes
of 1980 04 16

9) BUILDING PERMIT REVIEW OF A PROPOSED DAY CARE CENTRE IN "EAGLERIDGE"
AT 1187 EAGLERIDGE DRIVE

The Committee reviewed the plans received in the Planning Department
1980 04 10.

The Committee finds the project acceptable subject to implementation
of the lighter colour scheme, which contains cedar siding stained
Olympic #911.

NM/KM/ci


Neil Maxwell,
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT
FROM: Design Committee DEPARTMENT
SUBJECT: Design Committee Minutes
of 1980 04 30



DATE: 1980 04 30
YOUR FILE:
OUR FILE:

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1980 04 30 with the following persons present:

COMMITTEE:

- Mr. J. Finlay
- Mr. W. Roper
- Mr. K. White
- Mr. D. Nichols (For Item #12 Only)

STAFF:

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

1. BUILDING PERMIT REVIEW OF PROPOSED REDEVELOPMENT OF THE EXISTING SERVICE STATION ON THE NORTH WEST CORNER OF LOUGHEED HIGHWAY AND WESTWOOD STREET AT 3051 LOUGHEED HIGHWAY. 2nd Review

The Committee reviewed the coloured photos and accompanying letter received in the Planning Department 1980 04 29.

The Committee confirms that "walnut" coloured giant bricks are acceptable.

2. PROPOSED ADJUSTMENT IN EXTERIOR MATERIALS FOR A PROPOSED 43 UNIT MOTEL ON THE SOUTH WEST CORNER OF BRUNETTE AVENUE AND BERNATCHEY STREET AT 725 BRUNETTE AVENUE.

The Committee reviewed a request from the project architect, received in the Planning Department 1980 04 30, to utilize giant brick in place of concrete blocks.

The Committee finds the proposed use of "Autumn Leaf Dark" giant brick an acceptable substitution for concrete blocks.

ACCEPTABLE

Design Committee Minutes
of 1980 04 30

3. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE CORNER STORE ON THE NORTH EAST CORNER OF CLARKE ROAD AND MORRISON AVENUE AT 658 CLARKE ROAD.

The Committee reviewed preliminary plans received in the Planning Department 1980 04 22.

The preliminary landscaping concept appears acceptable, however, the Committee would ask that the locations be indicated on the landscaping plan. In relation to sites such as this which are highly visible, the Committee is of the opinion that more design consideration is warranted. The Committee feels that the design should be restudied with a view to simplification of materials and reviewing the interrelationship of the materials proposed on the building. Furthermore, the Committee suggests that as the addition is significantly larger than the existing building that the design of the overall project not be dictated by the smaller existing structure.

In order to assist further reviews the Committee would request that coloured elevations and coloured samples of exterior materials be supplied.

UNACCEPTABLE, REVISED
PLANS REQUESTED

4. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING FOR "LUMBERLAND" ON THE SOUTH WEST CORNER OF BARNET HIGHWAY AND JOHNSON STREET AT 2800 BARNET HIGHWAY.

The Committee reviewed the plans received in the Planning Department 1980 04 28.

The Committee appreciates the applicant's response to the earlier comments, however, it appears that revisions beyond those recommended by the Committee are now being proposed. With the building being sited a considerable distance from Barnet Highway yet relatively close to Johnson Street, the Johnson Street elevation and particularly the north east corner of the building will be extremely prominent. For these reasons, the Committee is of the opinion that the original proposal in this area is far superior in design, even though the stair shaft appeared visually weak. The Committee therefore requests that the design be returned as closely as possible to the original concept, noting that a reduction in the height of the stair shaft may be warranted.

In relation to the proposed landscaping the Committee suggests that consideration be given to the following:

1. utilizing 2 gallon sized virginia creepers;
2. decreasing the spacing of the cotoneaster to 2'-0" on centres and increasing the pot sizes to 15 cm.; and
3. generally increasing the quantities and sizes of the shrubs throughout.

The Committee finds the project acceptable subject to the above concerns being resolved to the satisfaction of the Planning Director.

Design Committee Minutes
of 1980 04 30

5. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF UNITED BOULEVARD EAST OF LEEDER AVENUE AT 2351 UNITED BOULEVARD. 2nd Review

The Committee reviewed the revised plans of the office - residential building received in the Planning Department 1980 04 18.

The Committee finds the revisions to the office - residential structure acceptable.

6. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO A SCHOOL ON SHARPE STREET SOUTH OF DEWDNEY TRUNK ROAD AT 900 SHARPE STREET.

The Committee reviewed the preliminary plans received in the Planning Department 1980 04 18.

The Committee feels the additions are in keeping with the original design and therefore finds the project acceptable for proceeding to working drawings. When the detailed plans are being prepared the Committee will be looking for a detailed landscape plan which shows amongst other things, the relocation of the existing planting.

7. PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF LANSDOWNE STREET AT 2729 BARNET HIGHWAY.

The Committee reviewed the preliminary plans received in the Planning Department 1980 04 29.

The Committee finds the preliminary design interesting, however, if the project proceeds to the building permit application stage the Committee suggests that consideration be given to the following comments:

1. treating the large wall surfaces along the east and west property lines in a manner which is consistent with the design consideration given to the remainder of the project;
2. increasing the widths of the interior planting strips;
3. providing landscaping on the boulevard along Runnel Drive; and
4. reviewing the proposed signage in general in relation to the sign control by-law as the Committee questions the acceptability of the awning signs although not necessarily objecting from a design point of view.

To assist further reviews, the Committee requests the submission of a coloured perspective, coloured samples of exterior materials and a detailed landscape plan which resolves the above noted landscaping concerns.

3. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE SOUTH SIDE OF LINCOLN AVENUE BETWEEN PINETREE WAY AND WESTWOOD STREET. 2nd Review

The Committee reviewed the revised plans and material samples received in the Planning Department 1980 04 28.

The Committee finds the building including exterior materials acceptable noting the project designer's preference for stucco and subject to the stucco being treated with a protective sealant. The Committee does wish to go on record, however, as being of the opinion that the building form lends itself more to a precast concrete type finish rather than stucco.

In relation to the landscaping the Committee feels strongly that for the Town Centre area, the Committee is looking for well planted, imaginative and inspiring landscape designs. The Committee appreciates the effort made by the applicant in attempting to react to the Committee's earlier comment regarding seeking the assistance of a landscape consultant, however, this latest plan does not meet the objectives that were sought. It is therefore requested that the landscaping be reviewed further.

REVISED PLANS REQUESTED

9. PROPOSED MATERIAL CHANGE TO THE INTERMEDIATE CARE FACILITY AT 560 AUSTIN AVENUE.

The Committee reviewed a request from the project consultant, Mr. A. Ingre, received in the Planning Department 1980 04 29, for a change in exterior materials.

The Committee does not find the proposal to eliminate giant brick as a building material acceptable. The Committee reiterates their earlier comments that this material is an integral element in the overall design and must be maintained.

10. Z-13-80 - PRELIMINARY REVIEW OF PROPOSED REVISION TO COMMERCIAL BUILDING ON THE SOUTH EAST CORNER OF CLARKE ROAD AND SMITH AVENUE AT 552 CLARKE ROAD.

The Committee reviewed the proposed revisions received in the Planning Department 1980 04 30.

The Committee finds the proposed revisions to the west elevation and the loading area acceptable.

11. PROPOSED REVISIONS TO "MOTHER TUCKERS" RESTAURANT UNDER CONSTRUCTION ON THE SOUTH SIDE OF LOUGHEED HIGHWAY EAST OF NORTH ROAD AT 566 LOUGHEED HIGHWAY.

The Committee reviewed the proposed revisions and accompanying explanatory letter

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of 1980 04 30

#11 con't.

received in the Planning Department 1980 04 30.

The Committee was impressed with the quality of the original roofing material proposed for this project, and for this reason the Committee would prefer that metal roofing material in a copper tone be utilized. Failing the use of metal roofing the Committee would recommend the use of cedar shakes. The Committee will leave the ultimate choice to the project architect.

In relation to proposed signage for the project the Committee finds the design acceptable but would refer the applicant to the Building Department to have signs reviewed in relation to the sign by-law.

Mr. White left the meeting at this point.


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

12. Z-73-76 - PROPOSED VARIATIONS TO A 103 UNIT PLANNED HOUSING DEVELOPMENT AT THE SOUTH EAST CORNER OF AUSTIN AVENUE AND HICKEY STREET.

The Committee reviewed the plans received in the Planning Department 1980 04 30 for the changes to the unit on Lot 416.

The Committee is of the opinion that this new unit type is in keeping with the design of the other units in this housing development and therefore they have no objection to it proceeding to the building permit application stage.

ACCEPTABLE


Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 05 14
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of 1980 05 14

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1980 05 14 with the following persons present:

COMMITTEE:

Mr. W. Roper
Mr. K. White
Mr. K. Harford

STAFF:

Mr. K. McLaren, Development Control Technician

1. BUILDING PERMIT APPLICATION REVIEW OF A PROPOSED COMMERCIAL BUILDING
AT 1041 RIDGEWAY AVENUE. 3rd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 05 07 and 1980 05 14. The Committee appreciates the owner's desire to have a building which reflects his other building located on the neighbouring lot. Furthermore, the Committee notes that the latest revised plans indicate that the earlier proposed projection of the upper floor has been eliminated so that it would appear the two materials are meeting on the same plane and further that the facade is now basically flat.

The Committee would recommend that the owner give consideration to projecting the upper floor for perhaps approximately three feet in order to break up the flat facade. In addition to enhancing the building appearance it would also provide general pedestrian shelter and in particular protection for patrons entering or leaving businesses located in this building. The introduction of a continuous sign band would also be a valuable element to give consideration to. This would enhance the appearance of the building and provide an organized signing program for uses within the project.

The Committee would also recommend that the upper floor contain a continuous strip of windows rather than individual windows as presently shown.

Revised plans responding to the above comments are requested.

Design Committee Minutes
of 1980 05 14

2. PRELIMINARY REVIEW OF PROPOSED TEMPORARY OFFICE BUILDING FOR PARK AND RECREATION DEPARTMENT AT 633 POIRIER STREET. 1st REVIEW

The Committee reviewed the preliminary plans and coloured photographs received in the Planning Department 1980 05 08 and 1980 05 07. The Committee has no objection to this project.

3. PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR AN INDUSTRIAL BUILDING ON THE NORTH SIDE OF UNITED BOULEVARD AT 2381 UNITED BOULEVARD.

The Design Committee reviewed a letter from the project engineer received in the Planning Department 1980 03 25 and a letter from Marathon Realty Co. Ltd. dated 1980 04 23 with regard to this subject.

The Committee has no objection to the chain link fence remaining in its present location subject to the applicant satisfying the items mentioned in the letter from Marathon Realty Co. Ltd. dated 1980 04 23.

4. PROPOSED REVISIONS TO LANDSCAPING FOR AN INDUSTRIAL BUILDING IN MAYFAIR INDUSTRIAL PARK AT 70 GLACIER STREET FOR ADVANX TIRE.

The Committee reviewed an as built landscape plan and a letter from the owner received in the Planning Department 1980 04 22. The Committee finds the revised landscape plan acceptable.

5. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING WITHIN MAYFAIR INDUSTRIAL PARK AT 2380 UNITED BOULEVARD. 1st REVIEW

The Committee reviewed the preliminary plans received in the Planning Department 1980 05 09 and the coloured perspective received 1980 05 14.

The Committee has no objection to the industrial portion of the structure subject to the submission of coloured chips of exterior materials and clarification as to the architectural treatment of the tilt up panels.

With regard to the office portions of the project the Committee notes the skylights are an interesting element and should be retained. The Committee feels, however, that in general the office portions of this project should be restudied. In particular the applicant should reconsider the proportions of the office area such as its height relative to the overhead doors in an industrial building. Furthermore, the entrance feature does not appear to be in keeping with the general architecture employed.

The plans do not appear to correspond with the coloured perspective and the elevation drawings particularly where the plan illustrates a truncated corner on the office building. Clarification is requested.

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of 1980 05 14

#5 con't.

The landscaping appears generally sparse as to numbers of planting materials and therefore these numbers should be increased.

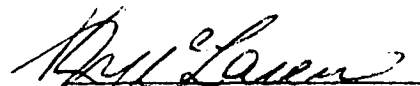
Revised plans are requested responding to the above Design Committee comments.

6. Z-20-80 - PRELIMINARY REVIEW OF A PROPOSED 82 UNIT TOWNHOUSE PROJECT ON THE NORTH SIDE OF CAPE HORN AVENUE WEST OF THE ESSONDALE BOUNDARY.
3rd PRELIMINARY REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 05 09.

The Committee appreciates the applicant's response to their earlier comments and now finds this project acceptable for Public Hearing. If this project reaches the building permit application stage the Committee will be looking for the response to our earlier comments with regard to utilizing subtle changes in the shade or tone of the siding in large groups of units. Furthermore, colour samples are requested.

With regard to landscaping the Committee will be looking for a response to our earlier comments at the meeting of 1980 04 16.


K. McLaren,
Acting Secretary

KM/dm

DISTRICT OF COQUITLAM

501-16

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 05 28
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of 1980 05 28

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1980 05 28 with the following persons present:

COMMITTEE:

Mr. D. Nichols
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Mr. J. Ades
Mr. O. Hernandez
Mr. G. Hayhoe

1. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO BURQUITLAM PLAZA AT 552 - 562 CLARKE ROAD.

The Committee reviewed the plans received in the Planning Department 1980 05 22.

The Committee finds the project acceptable subject to reducing the spacing of the periwinkle from 18" O.C. to 12" O.C.

2. CHANGES TO COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE NORTH SIDE OF BARNET HIGHWAY WEST OF THE B.C. HYDRO RIGHT-OF-WAY AT 2595 BARNET HWY.

The Committee reviewed a letter from the applicant and heard a report from the Planning Department on the changes which have been made to the building during construction.

The Committee is very disturbed to learn of certain adjustments which have been made to this building located in the Town Centre Area. The elimination

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of 1980 05 28

#2 con't.

of two of the major architectural features - the beams between the rock columns and the domed skylight over the entrance - have in the Committee's opinion turned what was an exciting and interesting design into a rather mundane structure by comparison.

The Committee feels strongly that the unauthorized changes be corrected and every effort should be made by the applicant to return the building to the original approved design.

2(a) NOTE TO THE PLANNING AND DEVELOPMENT COMMITTEE

Further to the comment contained in the Design Committee's minutes of 1980 04 16, the Design Committee notes that the above item is another example of a project which has been changed during construction and without input from the Design Committee. The results are that the original design concept which was found to be interesting and exciting has suffered seriously. This type of unauthorized change could, in the Committee's opinion, be prevented if detected at an early stage. Consideration should be given to the hiring of an inspector whose responsibility would be the progressive on-site inspection of buildings in relation to approved plans and in particular the major design elements. Otherwise the effectiveness of the Design Committee is reduced considerably.

3. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE SOUTH SIDE OF ABERDEEN AVENUE EAST OF LANSDOWNE STREET AT 2784 ABERDEEN AVENUE.

The Committee reviewed the plans received in the Planning Department 1980 05 19 and 26 and the coloured perspective received 1980 05 26.

The Committee finds the overall building design basically acceptable. They do, however, suggest that dissimilar materials not meet on the same plane. The problem areas are the canopies over the loading areas to the "shipping" and "inedible" rooms.

If the project reaches the building permit application stage the Committee will be looking for the reaction to the above comment. In addition the Committee would appreciate the submission of coloured samples of exterior materials.

PRELIMINARY PLANS ACCEPTABLE

Design Committee Minutes
of 1980 05 28

4. BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO AN ELEMENTARY SCHOOL AT 2550 LEDUC AVENUE.

The Committee reviewed the plans and coloured information received in the Planning Department 1980 05 26.

The Committee finds the additions acceptable.

5. BUILDING PERMIT REVIEW OF A PROPOSED COMMERCIAL BUILDING ON THE NORTH SIDE OF RIDGEWAY AVENUE EAST OF NELSON STREET AT 1041 RIDGEWAY AVE. 4th REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 05 28.

Mr. J. Ades, the construction supervisor, was present to discuss with the Committee the latest drawings. Mr. Ades then left the meeting.

The Committee appreciates the effort and the response the applicant has made to their earlier comments. The building design is now acceptable, however, the Committee does note their concern over the proposed structural system. In their opinion, there are more economical and less complex solutions to the structural problems being encountered with this project.

6. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING WITHIN MAYFAIR INDUSTRIAL PARK AT 2380 UNITED BOULEVARD. 2nd REVIEW

The Committee reviewed the revised drawings and coloured perspective presented at this meeting.

Mr. O. Fernandez and Mr. G. Hayhoe, were present to discuss the Committee's previous comments and explain the latest revisions. The delegation then left the meeting.

The Committee appreciates the response to their earlier comments and now finds the preliminary plans acceptable. If, however, the project reaches the building permit application stage the Committee suggests that consideration be given to the following comments:

1. creating a more substantial roof element over the offices to screen the air conditioning units as discussed with the Committee, and
2. increasing the quantities of the plant species proposed, as the numbers still appear sparse for the area being planted.

Design Committee Minutes
of 1980 05 28

7. BUILDING PERMIT REVIEW OF A PROPOSED CHURCH AT THE INTERSECTION OF COMO LAKE AVENUE, MARINER WAY AND SPURAWAY DRIVE AT 2601 SPURAWAY DRIVE.

The Committee reviewed the plans received in the Planning Department 1980 05 23.

The landscaping proposal is acceptable, however, the Committee would reiterate their concern that planting be introduced into the rows of parking to break up the large expanse of asphalt.

In relation to the building, the Committee had great difficulty in trying to relate the floor plans, elevations and details to one another as there was no cross-referencing.

To assist in further reviews the Committee requests that all information be clearly cross-referenced and called up on the plans. Also, additional elevation drawings are required from every true direction. The proposed windows are not, in the Committee's opinion, complementary to the building design. The Committee suggests that the fenestration be restudied.

The Committee is still not convinced that stucco is the appropriate exterior material for this building. The Committee suggests that the project architect discuss this matter with the owners and if the decision reached is to utilize stucco, the Committee will require that a sealant be applied to the stucco to help reduce soiling.

8. BUILDING PERMIT REVIEW OF A PROPOSED CHURCH ON THE NORTH SIDE OF RUNNEL DRIVE EAST OF THE B.C. HYDRO RIGHT-OF-WAY AT 2665 RUNNEL DRIVE. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1980 05 26.

To properly assess this project the Committee requires the following additional information:

1. coloured samples of all exterior materials;
2. the texture proposed for the stucco.

In relation to the remainder of the project the Committee suggests that the following comments be implemented:

- a. utilizing the screed lines created by the required stucco expansion joints as a design feature in a similar lineal effect that was being created with the joint lines of the exterior plywood that was being proposed earlier;


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#8 con't.

- b. utilizing resawn cedar for the fascias and trellis members or 3x12 boards rather than 2x12's;
- c. reducing the lengths of the landscaped strips in the parking lot to say 10' - 12' and angling the curb configuration on the end spaces so as to increase the manoeuvrability in and out of those particular spaces;
- d. widening the landscape dividers in the parking area at the west end of the building to a size comparable to those at the front of the church;
- e. introducing an appropriate species of deciduous tree into each of the landscaped areas in the parking lot, approximately at the half-way point;
- f. providing detailed information on plant sizes and spacings;
- g. increasing significantly the plant quantities in general.

Further to the above landscaping concerns the Committee questions the location of the 30 cotoneasters adjacent to the south property line east of the easterly access.

REVISED PLANS AND ADDITIONAL
INFORMATION REQUESTED



Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 06 11
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
of 1980 06 11

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on Wednesday, 1980 06 11 with the following persons present:

COMMITTEE:

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

STAFF:

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

GUESTS:

Mr. Fuller
Mr. Crate
Mr. Vornbrock,
Mr. Harder

1. PROPOSED ALTERATIONS TO THE LIQUOR STORE ON THE NORTH SIDE OF AUSTIN AVENUE WEST OF MARMONT STREET AT 1033 AUSTIN AVENUE.

The Committee reviewed the plans and coloured photographs received in the Planning Department 1980 06 11.

The Committee finds the alterations acceptable subject to confirmation being supplied that the colours of the addition will match those utilized on the existing structure.

2. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE CORNER STORE ON THE SOUTH EAST CORNER OF BLUE MOUNTAIN STREET AND DELESTRE AVENUE AT 317 BLUE MOUNTAIN STREET. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1980 06 09 and the coloured photographs received 1980 06 11.

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#2 con't.

The plans submitted are not sufficient to allow a proper review. The Committee strongly suggests that the applicant seek professional assistance in preparation of plans and the consideration of design aspects.

REVISED PLANS REQUESTED

3. BUILDING PERMIT REVIEW OF A PROPOSED CHURCH AT THE INTERSECTION OF COMO LAKE AVENUE, SPURAWAY DRIVE AND MARINER WAY AT 2601 SPURAWAY DRIVE.

The Committee reviewed the revised plans received in the Planning Department 1980 06 02 and 1980 06 10.

The project designer, Mr. E. Harder, was present to explain the latest revision and answer any Committee questions. Mr. Harder then left the meeting.

The reaction to the Committee's comments regarding the windows is unacceptable. The canopies over the windows should be eliminated and the windows grouped together to create a continuous glass element. In addition to the foregoing the Committee requests that consideration be given to:

1. introducing considerable feature planting at the corner of the site;
2. detailing the sloped portion of wall above the windows in such a manner so as to prevent dripping and staining;
3. utilizing a white flashing on the sloped portion of wall below the windows;
4. applying a quality protective sealant to the stucco in order to prevent soiling;
5. relocating the roof vent indicated on Sheet 3/13 to a location which would permit a lower height thereby making it less prominent;
6. utilizing the required stucco expansion joints in a manner which is complementary to the overall design. The location of the joint lines should be clearly called up on the elevation drawings;
7. painting the railings a darker accent colour. The Committee requests a colour chit of the proposed colour.

REVISED PLANS REQUESTED

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4. CHANGES TO COMMERCIAL BUILDING UNDER CONSTRUCTION ON THE NORTH SIDE OF
BARNET HWY. WEST OF THE B.C. HYDRO RIGHT-OF-WAY AT 2595 BARNET HWY.

A delegation, headed by Mr. Crate, was present to discuss with the Committee their previous comments. The delegation then left the meeting.

Based on the considerable discussion with the applicants and taking into consideration the degree of completion of this project and the applicant's design and economic arguments, the Design Committee is prepared to find the as built construction acceptable subject to the installation of the beams as originally depicted on the coloured perspective and screening of the rooftop mechanical equipment.

The Committee looks forward to the submission of the applicant's proposal in this regard prior to the work being carried out.

Mr. D. Nichols arrived at this point in the meeting.
Mr. W. Roper left the meeting at this point.

5. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE CORNER STORE ON THE NORTH
EAST CORNER OF CLARKE ROAD AND MORRISON AVENUE AT 658 CLARKE ROAD.
2nd PRELIMINARY REVIEW

The Committee reviewed the revised preliminary plans and coloured photos received in the Planning Department 1980 06 02.

The two alternative proposals now submitted appear to be limited modifications to a design concept which was not considered acceptable by the Committee. The Committee recommends that the applicant seek professional assistance in developing a new design concept for this project.

UNACCEPTABLE, REVISED PLANS
REQUESTED

6. Z-25-80 - PRELIMINARY REVIEW OF A PROPOSED 47 UNIT APARTMENT BUILDING ON
THE NORTH SIDE OF HOWIE AVENUE WEST OF GATENSBURY STREET FROM 1125 - 1201
HOWIE AVENUE.

The Committee reviewed the plans received in the Planning Department 1980 06 06 and the coloured perspective received 1980 06 11.

The Committee finds the overall design concept acceptable noting that the project has a number of interesting design elements such as the skylights and broken roofline.

The Committee finds the project acceptable for referral to a Public Hearing, however, if this project reaches the building permit application stage the Committee will be looking for a reaction to the following comments:

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#6 con't.

1. dissimilar materials should not meet on the same plane. There are a number of instances where stucco and siding join in this manner;
2. natural light should be introduced into the upper floor corridors. This could be accomplished with 2 or 3 skylights strategically located on the roof;
3. the roof breaks should be reconsidered. Although the Committee does not disagree with this concept, they feel that perhaps the fascia connection could be stronger.

Further to the above, the Committee requests:

- a. clarification of the proposed stucco texture and colour;
- b. details of the roof void;
- c. detailed landscape plans.

ACCEPTABLE FOR PUBLIC HEARING

7. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING WITHIN MAYFAIR INDUSTRIAL PARK AT 2380 UNITED BOULEVARD.

The Committee reviewed the plans received in the Planning Department 1980 05 30 and the coloured perspective received 1980 06 11.

The increase in the landscape planting quantities is insufficient. Furthermore, the Committee would suggest that the 6.1 metre wide landscape strip along Burbidge Street be reduced by 1.2 to 1.5 metres and this be picked up in front of the offices numbered 3 and 4. The applicant may wish to seek professional advise on these landscaping matters.

Committee members expressed reservations about the proposed colour scheme. In particular, it was noted that no colour is called up for the overhead doors and it was felt that an alternative to the "P-3" colour may be more appropriate. The Committee feels that in general a lighter colour, perhaps a subtle variation of "P-1" or "P-2" should be utilized in place of the "P-3" colour. Furthermore, overhead door colours should be called up to avoid a myriad of colour by individual users. Door colours should be a lighter colour, perhaps the "P-1". Alternatively the "P-3" colour could be deleted, the "P-1" colour used in its place and a new "P-1" colour established which would be a variation of the original "P-1" and "P-2" colours.

In summary, the proposed building is acceptable, however, a revised landscape plan and colour scheme is required.

REVISED PLANS REQUESTED

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8. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF GLACIER STREET NORTH OF SHUSWAP AVENUE AT 85 GLACIER STREET.

The Committee reviewed the plans received in the Planning Department 1980 06 10 and the photograph of the coloured perspective received 1980 06 11.


The Committee finds the project acceptable.

9. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH WEST CORNER OF SHUSWAP AVENUE AND GLACIER STREET AT 2661 SHUSWAP AVENUE.

The Committee reviewed the plans and coloured perspective received in the Planning Department 1980 06 06.

The Committee sees the proposed office as a rather different approach and looks forward with interest to viewing the completed project.

ACCEPTABLE



Neil Maxwell,
Secretary

NM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Planning & Development Committee DEPARTMENT: DATE: 1980 06 25
FROM: Design Committee DEPARTMENT: YOUR FILE:
SUBJECT: Design Committee Minutes OUR FILE:
 of 1980 06 25

A meeting of the Design Committee was held in the Committee Room at 6:00 p.m. on 1980 06 25 with the following persons present:

COMMITTEE:

Mr. J. Finlay
Mr. W. Roper
Mr. K. White

STAFF:

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

GUESTS:

Mr. E. Harder
Mr. O. Fernandez
Mr. G. Hayhoe
Mr. B. Wiedrick

1. PROPOSED ADJUSTMENTS TO THE LANDSCAPING FOR THE CORKSCREW RESTAURANT AT 2595 BARNET HIGHWAY.

The Committee reviewed the proposed revisions and accompanying explanatory letter received in the Planning Department 1980 06 24.

The Committee finds the proposed adjustments acceptable.

2. Z-31-80 - PRELIMINARY REVIEW OF A PROPOSED 57 UNIT APARTMENT BUILDING ON THE SOUTH EAST CORNER OF WESTVIEW STREET AND DANSEY AVENUE AT 415 WESTVIEW STREET. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1980 06 20 and heard a verbal report from the Planning Department staff with regard to several fairly major zoning by-law problems which could effect the ultimate design. In light of the foregoing, the Committee feels it would be appropriate to confine their comments to a few basic observations until the major by-law problems can be resolved. The

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#2 con't.

Committee therefore suggests that consideration be given to the following:

1. simplifying the multiplicity of roof forms;
2. restudying the large wall surfaces with the "punched out windows", eg. the south elevation;
3. clarifying the roof colours. The perspective calls up the roof as a "burgundy" yet no colour information has been supplied regarding the other roof surfaces.

REVISED PLANS REQUESTED

3. Z-30-80 - PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL / RESIDENTIAL PROJECT ON THE SOUTH EAST CORNER OF NORTH ROAD AND COCHRANE AVENUE AT 555 NORTH ROAD. 1st REVIEW

The Committee reviewed the plans and coloured perspective received in the Planning Department 1980 06 23.

The Committee finds the project acceptable for referral to a Public Hearing. The Committee notes that this project contains a number of interesting and desirable design features such as the rooftop skylights and the domed covers over the walkway which are expected to be retained in the working drawings.

If this project reaches the building permit application stage, the Committee would appreciate the submission of a colour sample board of exterior materials.

ACCEPTABLE FOR PUBLIC HEARING

4. PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE EAST SIDE OF GLACIER STREET SOUTH OF GOLDEN DRIVE AT 91 GLACIER STREET IN MAYFAIR INDUSTRIAL PARK. 1st REVIEW

The Committee reviewed the plans received in the Planning Department 1980 06 23 and the coloured perspective received 1980 06 24.

The Committee finds the project basically acceptable, however, if this project reaches the building permit application stage the Committee suggests that consideration be given to the following:

1. introducing hardy, low maintenance landscaping into the area beyond the wheel-stops in the row of parking along the south property line;
2. breaking up the long row of parking along the south property line by replacing the central parking space with landscaping;

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#4 con't.

3. providing landscaping in the unused areas along the east property line adjacent to the ends of the parking areas;
4. introducing supergraphics onto the large north elevation to help break up this large flat surface.

In addition to the above, the Committee requests information on what type, if any, of texture will be applied to the tilt-up wall panels.

PRELIMINARY PLANS ACCEPTABLE
WITH SUGGESTIONS

5. PRELIMINARY REVIEW OF APPROPOSED INDUSTRIAL BUILDING WITHIN MAYFAIR INDUSTRIAL PARK ON THE NORTH WEST CORNER OF CANOE AVENUE AND NORTH BEND STREET.
1st REVIEW

The Committee reviewed the conceptual architectural drawings received in the Planning Department 1980 06 16.

Preliminarily, the Committee has no objection to the direction the design is taking. There is one minor discrepancy in the drawings in that the floor plans depict rounded corners whereas the sketch perspective does not. The Committee favours the rounded corners.

The Committee would request the submission of more detailed preliminary plans including a coloured perspective and coloured samples of exterior materials prior to the working drawings being prepared.

6. BUILDING PERMIT REVIEW OF A PROPOSED CHURCH AT THE INTERSECTION OF COMO LAKE AVENUE, SPURAWAY DRIVE AND MARINER WAY AT 2601 SPURAWAY DRIVE.

The Committee reviewed the revised plans received in the Planning Department 1980 06 20.

Mr. E. Harder was present to explain the latest revisions and answer any Committee questions. Mr. Harder then left the meeting.

The Committee would have no objection to the use of a heavy stone dash finish in lieu of stucco. If a stone dash is to be the material used as a finish, the Committee would require the submission of a coloured sample prior to its application. In addition to the above, the Committee will leave the question of the necessity of a horizontal expansion joint to the applicant and the contractor as discussed with Mr. Harder at this meeting.

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7. Z-34-74 - PRELIMINARY REVIEW OF PROPOSED REVISIONS TO THE RECREATION BUILDING IN "RIVER SPRINGS".

The Committee reviewed the preliminary plans received in the Planning Department 1980 06 19 and the coloured perspective and coloured sample chits presented at the meeting.

Mr. O. Fernandez, Mr. G. Hayhoe and Mr. B. Wiedrick were present to explain and answer any Committee questions on this latest submission. The delegation then left the meeting.

The Committee finds the project acceptable and requests that the following suggestions be incorporated into the working drawings:

1. adjusting the angular siding on the north and south elevations as discussed;
2. eliminating the stucco from the upper portion of the north elevation and infilling with siding;
3. utilizing a continuous curb stop with hardy low maintenance landscaping.

Further to the above, the Committee requests that details of the roof support beams be included in the working drawings.

PRELIMINARY PLANS ACCEPTABLE

8. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING WITHIN MAYFAIR INDUSTRIAL PARK AT 2380 UNITED BOULEVARD.

The Committee reviewed the revised plans received in the Planning Department 1980 06 12 and 1980 06 18 and the coloured information and updated landscape plan presented at this meeting.

Mr. O. Fernandez, Mr. G. Hayhoe and Mr. B. Wiedrick were present to discuss with the Committee their previous comments and seek direction in that regard. The delegation then left the meeting.

The Committee finds the revised landscape plan and the colour scheme utilizing blue both acceptable.

9. BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO MEADOWBROOK ELEMENTARY SCHOOL AT 900 SHARPE STREET.

The Committee reviewed the plans received in the Planning Department 1980 06 17 and the coloured information received 1980 04 18.

The Committee finds the proposed addition acceptable, however, tabled this matter for submission of a landscape plan which would show amongst other things, the

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#9 con't.

location of the relocated plant material as requested at their previous meeting of 1980 04 18.

TABLED, ADDITIONAL INFORMATION
REQUESTED

10. PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE CORNER STORE ON THE SOUTH EAST CORNER OF BLUE MOUNTAIN STREET AND DELESTRE AVENUE AT 317 BLUE MOUNTAIN STREET. 2nd REVIEW

The Committee reviewed the revised plans received in the Planning Department 1980 06 24.

The Committee appreciates the submission of more presentable plans. The Committee is of the opinion that the existing structure has a distinct architectural style which should not be comprised by the introduction of a foreign design element (peeked roof). If the applicant wishes to remodel the existing storefront, the Committee feels it would warrant more overall design consideration. If, however, the applicant wishes to make the addition continuous with the same materials and roof line, then the Committee would have no objection.

11. BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 217 SCHOOLHOUSE STREET.

The Committee reviewed the plans, coloured information and coloured photograph all received in the Planning Department 1980 06 17.

The Committee does not find the project acceptable. It is suggested that consideration be given to:

1. introducing landscaping onto the site adjacent to the required parking areas and particularly along the Myrnam Street property line to screen the building from the street;
2. utilizing a brown horizontal metal roof fascia in place of the proposed vertical siding; and
3. painting the support columns a brown colour in the same family of colour as utilized on the fascia.

TABLED, REVISED PLANS
REQUESTED