

CITY OF \_\_\_\_\_

# COQUITLAM

## INTER-OFFICE COMMUNICATION



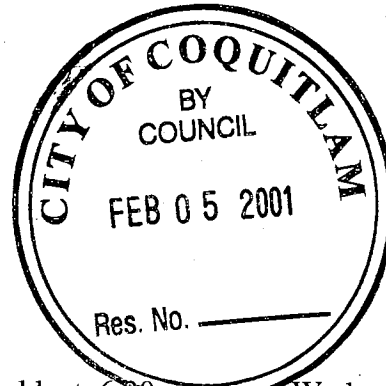
T-3

2001 January 10

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES**



A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, January 10, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

COMMITTEE MEMBERS PRESENT: Mr. K. Anand, Chair  
Mr. B. Aichberger  
Mr. A. Lao  
Mr. D. Mitchell  
Mr. K. Munro  
Mr. D. Nichols

COMMITTEE MEMBERS ABSENT: Ms. S. Carter-Huffman

GUESTS: Mr. M. Kagami  
Mr. M. Negishi  
Mr. G. Heppner  
Mr. D. O'Sheehan  
Mr. C. Brook  
Ms. R. Monsees  
Ms. J. Smithson

STAFF: Mr. Neil Maxwell, Planning Technician

### **ITEM 1 - MINUTES OF DECEMBER 20, 2000**

The Committee approved the Design Committee Meeting Minutes of December 20, 2000.

### **ITEM 11 - BUSINESS ARISING FROM MINUTES**

None.

**ITEM III – NEW BUSINESS**

**507-1 Preliminary Review of Proposed Industrial Building at 1751 Brigantine Drive – First Review – File 01 100696 PY.**

The Committee reviewed the preliminary plans, coloured perspective and coloured material samples all received in the Development Planning Section on December 27, 2000.

The Committee commented that there appears to be several interesting design elements; however, as the plans are difficult to understand and there seems to be discrepancies between the perspective and the elevations, the Committee invites the applicants to a future meeting to explain the project. One observation made by the Committee is that since the main entrance to the offices does not read that well, and with it being recessed and obscured by the front portion of the building, the applicants should reconsider the entry location and its prominence. Turning to other aspects of the project, the Committee stated that the landscape proposal is acceptable and future submissions should include information on refuse enclosures, rooftop mechanical equipment screening plus several wall sections, especially through the offices.

To summarize, the Committee requests that the applicants attend a future meeting to explain the project and to respond to the other issues mentioned above.

**507-2 Preliminary Review of a Proposed Temple at 208 Jackson Street – Third Review – File 00 144896 RZ.**

The Committee reviewed the plans and photograph study presented at the previous meetings plus the revised plans presented at this meeting.

Mr. M. Kagami, the project architect, and Mr. M. Negishi, the builder, were in attendance to respond to the issues raised by the Committee at the last meeting. After explaining the landscape modifications and after discussing the background philosophy associated with the building location, the Committee stated that while respecting the applicants' viewpoint, they are missing an opportunity to achieve significant financial efficiencies by locating the building and parking as previously recommended. Turning to the proposed landscaping, the Committee commented that to achieve the same degree of quality that the existing gardens display, careful execution of the planting and long term maintenance will be necessary.

In summary, the Committee recommends acceptance of the project in preliminary with reservations as noted above.

**Design Committee Meeting Minutes  
2001 January 10**

**507-3 Preliminary Review of Proposed Additions and Exterior Alterations to an Industrial Building on the Northeast corner of Loughheed Highway and Coleman Avenue at 1963 Loughheed Highway – First Review – File 01 101306 DP**

The Committee reviewed the coloured elevation drawing and coloured samples all received in the Development Planning Section on January 3, 2001, the plans submitted earlier on December 14, 2000, and the landscape plan presented at the meeting.

Mr. G. Heppner, the project designer, was in attendance to present the proposed works. After explaining the project and after answering the Committee's questions, the Committee commented that the portal entry feature is interesting, however, the tower is narrow and has awkward proportions. Perhaps a lessening of its height would help in this regard. The applicants should also consider opening up the interior walls to allow natural light to enter the building on the two levels.

In relation to other aspects of the project, the Committee commented as follows:

- 1) A protective railing may be needed on the front walkway and, if so, it should be indicated on the plans.
- 2) The refuse container location should be identified and a screening detail developed.
- 3) The site landscaping proposed is minimal and therefore further consideration is required. Potential areas which could be improved include the main entrance area, the boulevards, and the unused portions of the parking lot and along the lane. A landscape buffer between the existing dwelling and the north end of the building also needs to be developed.
- 4) The use of acrylic stucco appliqué on plywood over the existing metal cladding may not be an appropriate construction method and therefore should be rethought.

To summarize, revised plans and information on the above issues requested.

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

**Design Committee Meeting Minutes  
2001 January 10**

**507-4 Review of Proposed Design Modifications to the IKEA Store at  
1000 Loughheed Highway – File 00 143675 AM.**

The Committee reviewed the detailed plans received in the Development Planning Section on December 22, 2000 plus the additional plans and covering letter submitted on January 3, 2001 which explain the design modifications.

A delegation lead by the project architect, Mr. D. O'Sheehan, was in attendance to present the plans and to explain the modifications. After explaining the revisions and after answering the Committee's questions, the Committee commented that the refinements, particularly the upper deck access, site circulation and exit stairs are heartily supported and the Committee has no hesitation in recommending acceptance of the proposed modifications.

**ITEM IV – OTHER BUSINESS**

None.

**ITEM V – TABLES ITEMS**

None.

**ITEM VI – NEXT MEETING DATE**

The next Meeting is schedule for January 24, 2001.

**ITEM VII – ADJOURNMENT**

The Chair declared the meeting adjourned at 9:00 p.m.

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CHAIR

  
NEIL MAXWELL  
PLANNING TECHNICIAN

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



2001 January 24

TO: Growth Management Committee  
FROM: Design Committee  
SUBJECT: **DESIGN COMMITTEE MINUTES**

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, January 24, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

COMMITTEE MEMBERS PRESENT: Mr. B. Aichberger (Acting Chair)  
Ms. S. Carter-Huffman  
Mr. A. Lao  
Mr. D. Mitchell  
Mr. D. Nichols

COMMITTEE MEMBERS ABSENT: Mr. K. Anand  
Mr. A. Lao  
Mr. K. Munro

GUESTS: Mr. G. Heppner  
Mr. O. Fernandez

STAFF: Mr. Neil Maxwell, Planning Technician

**ITEM 1 - MINUTES OF JANUARY 10, 2001**

The Committee approved the Design Committee Meeting Minutes of January 10, 2001.

**ITEM 11 - BUSINESS ARISING FROM MINUTES**

None.

**ITEM III – NEW BUSINESS**

**507-1 Preliminary Review of a Proposed Industrial Building at 1751 Brigantine Drive – Second Review – File 01 100696 PY**

The Committee reviewed the preliminary plans, coloured perspective and coloured material samples all received in the Development Planning Section on December 27, 2000.

Mr. O. Fernandez, the project designer, was in attendance to respond to the comments and issues raised by the Committee at their last meeting. After explaining the project and after answering the Committee's questions, the Committee thanked the designer for the information on tenant needs which are influencing and, in some areas, compromising the proposed design. Consequently, the Committee cannot support the project as currently proposed and would suggest that the applicant review the following:

- 1) the southeast corner of the building. The various design elements do not relate well to one another. Simplification of the elements is recommended, especially the window glazing and the expensive and artificial use of applied glass over the concrete panels beneath;
- 2) an adjustment of the two-storey southeast corner as discussed. This would provide space for more parking adjacent to the main entry and also increase the prominence of the two storey main entry;
- 3) the long portion of the south façade between the central stairwell and the corner of the building. The Committee believes this section of wall requires greater design attention than the simple use of graphic bands. Perhaps the stairwell could be opened up and extended around onto the south wall. A further suggestion is to pull a portion of the building forward. If it encroaches into the front yard setback area stated in the Pacific Reach Design Guidelines, the Committee would strongly support an approach to the guideline administrator for some relief in this area;
- 4) the lack of prominence for the second building occupant. The Committee suggests a design element, such as the 45-degree stairwell feature. In addition, glazing should be wrapped around onto the west side of this unit.

The Committee requests that the designer prepare sketches in response to the above issues and present those ideas at a future meeting.

**Design Committee Meeting Minutes**  
**2001 January 24**

**507-2 Preliminary Review of Proposed Additions and Exterior Alterations to an Industrial Building on the Northeast Corner of Lougheed Highway and Coleman Avenue at 1963 Lougheed Highway – Second Review – File 01 101306 DP**

The Committee reviewed the coloured elevation drawing and coloured samples received in the Development Planning Section on January 3, 2001, the plans submitted earlier on December 14, 2000, and the updated landscape plan presented at the meeting.

Mr. G. Heppner, the project designer, was in attendance to present the plan revisions in response to the issues and concerns raised by the Committee at their last meeting. After explaining the plan modifications and after answering the Committee's questions, the Committee commented that the building design will be significantly improved once the work is completed; however, without a similar degree of effort being directed to the perimeter and on-site landscape, the building will suffer greatly. Consequently, the Committee recommends that the applicants revise the landscape proposal as follows:

- 1) the boulevards along the Lougheed Highway and Coleman Avenue. Wherever the slope is greater than 3:1, ground covers should be utilized. If the slope is less than 3:1, grass or ground cover would be an acceptable application. The choice in the less steep areas can be left to the applicants;
- 2) the refuse container. A minor adjustment, inward, to provide sufficient space to introduce a landscape buffer is suggested.

Turning to the building, the Committee commented as follows:

- a) the asphalt at the base of the main entrance is not very inviting. A change in paving material to interlocking pavers, stamped concrete or something similar would increase the image of the entry area;
- b) the windows on the lower level of the office area require further review to raise the level of consistency as discussed;
- c) the Committee again expressed concern over the proposed stucco application given the apparent discrepancy in the built condition on the site versus the construction detail submitted. They strongly recommended that this matter be resolved prior to issuance of any permits by the City for exterior cladding.

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

**Design Committee Meeting Minutes  
2001 January 24**

**ITEM IV - OTHER BUSINESS**

None.

**ITEM V - TABLES ITEMS**

None.

**ITEM VI - NEXT MEETING DATE**

The next meeting is schedule for February 7, 2001.

**ITEM VII -ADJOURNMENT**

The Chair declared the meeting adjourned at 8:15 p.m.

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CHAIR



NEIL MAXWELL  
PLANNING TECHNICIAN



CITY OF \_\_\_\_\_

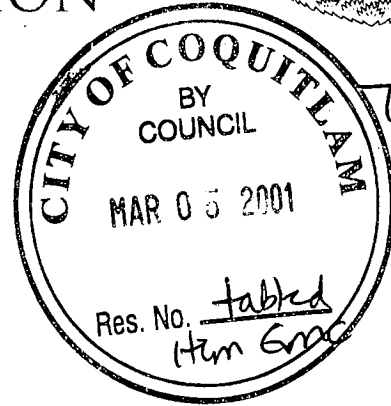
# COQUITLAM

## INTER-OFFICE COMMUNICATION



2001 February 07

TO: Growth Management Committee  
FROM: Design Committee  
SUBJECT: **DESIGN COMMITTEE MINUTES**



A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, February 07, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

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

COMMITTEE MEMBERS ABSENT: Mr. D. Nichols

GUESTS: Mr. O. Fernandez Mr. T. Cobban  
Mr. R. Rubini Ms. M. Chan  
Mr. R. Hoffart Mr. S. Knight  
Mr. F. Beck Mr. K. Kisilevich  
Mr. P. Crowther Mr. N. Davies  
Mr. M. Burton-Brown Mr. J. Sirella

STAFF: Mr. Neil Maxwell, Planning Technician

### ITEM I - MINUTES OF JANUARY 24, 2001

The Committee approved the Design Committee Meeting Minutes of January 24, 2001.

### ITEM II - BUSINESS ARISING FROM MINUTES

None.

**ITEM III – NEW BUSINESS**

**507-1      Preliminary Review of a Proposed Industrial Building at 1751 Brigantine Drive – Third Review – File 01 100696 PY**

The Committee reviewed the preliminary plans, coloured perspective and coloured material samples, all received in the Development Planning Section on December 27, 2000, and the additional material presented at this meeting.

Mr. O. Fernandez, the project designer, and Mr. R. Rubini, the project co-ordinator, were in attendance to respond to the comments and issues raised by the Committee at their last meeting. After explaining the plan modifications and answering the Committee's questions, the Committee thanked the applicant for the prompt response to the previous comments. The plan revisions have resulted in a much improved design which is now supported. One minor design suggestion is to introduce additional reveal lines on the west elevation at the building corner as discussed. On the matter of signage, the Committee commented that they would like to review and comment on any signage beyond that indicated on the preliminary plans.

MR. DAVID MITCHELL LEFT THE MEETING AT THIS POINT AND MR. ADRIAN LAO ARRIVED.

**507-2      Preliminary Review of a Proposed Commercial Building for Broco Auto Glass at 802 Brunette Avenue – First Review – File 01 102641 DP**

The Committee reviewed the plans received in the Development Planning Section on January 19, 2001, plus the coloured perspective, material samples and site photographs presented at the meeting.

Mr. R. Hoffart, the project architect, Mr. D. Mitchell, the landscape architect, Mr. F. Beck, the owner, and Mr. P. Crowther were in attendance to present the development. After explaining the project and answering the Committee's questions, the Committee commented that the design team has developed a very interesting and exciting proposal for this highly visible site as you enter Coquitlam. The Committee commended the architect for an innovative solution to a difficult site. The new building will certainly set a new benchmark in terms of design quality for the area. Turning to the specifics of the project, the Committee recommends that the applicants consider the following:

- 1) a simplification of the glazing and canopy element;
- 2) an adjustment of the proportions of the band of windows on the south elevation;
- 3) the introduction of planting along the building edges wherever possible plus the space beyond the wheelstops at the ends of the parking spaces.

**Design Committee Meeting Minutes**  
**2001 February 07**

507-2 cont'd/

In addition to the above, the Committee suggests that the applicants should develop a guardrail detail and locate a refuse container on the upper level if possible.

To summarize, the Committee heartily supports the project including the proposed height relaxation. Revised preliminary plans in response to the above issues are requested.

507-3 **Preliminary Review of a Proposed Commercial Building on the North Side of Woolridge Street West of King Edward Street at 1085 Woolridge Street – First Review – File 01 148249 DV**

The Committee reviewed the plans and coloured perspective received in the Development Planning Section on January 26, 2001 and the material sample board submitted on January 31, 2001.

A delegation consisting of the project architects, Mr. M. Burton-Brown and Mr. T. Cobban, the landscape architect, Ms. M. Chan, the owners' representatives, Mr. S. Knight and Mr. K. Kisilevich, were in attendance to present the development. After the delegation explained the project and answered the Committee's questions, the Committee commented that the applicants have been quite successful in how they have treated such a large building on a property with the many influencing factors. While encouraged with the work to date, the Committee suggests that the applicants review the following:

- 1) the design elements on the front elevation appear somewhat disjointed and have an uncomfortable fit. This feeling includes the ramp and its metal cover which perhaps should be more traditional in its design approach;
- 2) the large east elevation. The canopies over the entrances to the parkade are acknowledged, however, further design consideration is felt to be warranted;
- 3) the parking arrangement under the building needs refinement, as discussed, to eliminate the conflict between patrons and vehicles;
- 4) the driveway across the front of the building. This large asphalted area is disappointing. Perhaps the pavers at the building entry could be extended across the driveway and out to the street sidewalk to help lessen the negative impact of the driveway.

In summary, while quite encouraged with the design as presented, the Committee requests that the applicants review and respond to the above comments.

**Design Committee Meeting Minutes**  
**2001 February 07**

MR. D. MITCHELL RETURNED TO THE MEETING AND MR. K. MUNRO LEFT THE MEETING AT THIS POINT.

**507-4 Preliminary Review of a Proposed Addition to the Coquitlam Alliance Church at 2601 Spuraway Drive – First Review – File 01 102679 PY**

The Committee reviewed the plans, coloured photographs and model study, all received in the Development Planning Section on January 18, 2001.

Mr. N. Davies, the project architect and Mr. J. Sirella, representing the Church, were in attendance to present the development. After explaining the proposed expansion and answering the Committee's questions, the Committee commented that the site is very prominent and that the curves, forms and massing of the existing building create an interesting structure. By not drawing on the strengths of the existing building, the applicants are missing an opportunity to create something special rather than something which would easily be distinguished as an addition. The Committee therefore cannot support the project as currently proposed and strongly recommend that the applicants review the exterior design treatment. They are not suggesting that the addition be identical to the existing structure but rather something that has drawn heavily on the existing design elements to create a stronger unity between the old and the new.

Turning to other aspects of the project, the Committee commented as follows:

- 1) the applicants should be thinking beyond their current needs to make the new facility more inviting and adaptable to future uses. This is a critical consideration for the classrooms as classrooms without proper windows is very disturbing. Any window treatment must have a human scale to its proportions.
- 2) the facility is not very pedestrian-friendly. A second pedestrian entry point should be considered along with an upgrading of the landscaping to make it more inviting. This suggestion applies to both the existing and proposed planting.

In summary, the Committee cannot offer their support for the addition and recommends that the applicants review the above comments, noting that they are certainly willing to work with the applicants and their architect to create a facility which will serve the needs of the congregation and be a visual asset to the community for many years to come.

Design Committee Meeting Minutes  
2001 February 07

ITEM IV – OTHER BUSINESS

None.

ITEM V – TABLED ITEMS

None.

ITEM VI – NEXT MEETING DATE

The next meeting is scheduled for Wednesday, February 21, 2001.

ITEM VII – ADJOURNMENT

The Chair declared the meeting adjourned at 9:15 p.m.

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CHAIR

*Neil Maxwell*

NEIL MAXWELL

Secretary

NM/lmc

CITY OF

# COQUITLAM

## INTER-OFFICE COMMUNICATION

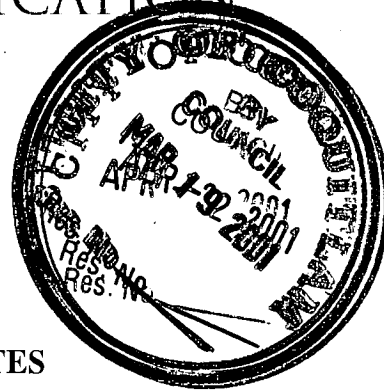


2001 February 21

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES**



T-1

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, February 21, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

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

GUESTS: Mr. D. Peterson  
Mr. T. Tait  
Mr. D. Homer  
Mr. K. Wein

STAFF: Mr. Neil Maxwell, Planning Technician

### ITEM I - MINUTES OF JANUARY 24, 2001

The Committee approved the Design Committee Meeting Minutes of February 07, 2001.

### ITEM II - BUSINESS ARISING FROM MINUTES

None.

**Design Committee Meeting Minutes**  
**2001 February 21**

**ITEM III – NEW BUSINESS**

**507-1      Preliminary Review of a Proposed Addition to the Coquitlam College Building at 516 Brookmere Avenue – First Review – File 01 148630 DV**

The Committee reviewed the preliminary plans and coloured photographs received in the Development Planning Section on February 07, 2001 plus the massing model, coloured elevations and material sample board presented at this meeting.

The project designer, Mr. K. Wein, and the applicants, Mr. T. Tait and Mr. D. Homer, were in attendance to present the development. After explaining the project and after answering the Committee's questions, the Committee commented that they realize the design of the existing facility is dated and the applicants are drawing heavily on that style. Other than the use of colour, the addition does not relate well to the existing building and is architecturally uninspiring. Consequently, the Committee does not support the present design approach and would suggest that the applicants review and consider the following:

1. The connection between the old and new facilities. This link could perhaps become a focal point rather than simply a hallway as currently indicated. A reconsideration of the elevator location may help.
2. Using the natural site grades to better advantage. The addition could be moved northwards and several additional parking spaces located under the building.
3. The shadow screens on the east and west elevations.
4. A clear indication of where the new parking attaches to the existing parking.
5. A resolution of potential environmental impacts of permitting new parking to be located 3.0 m or less from the top of the stream bank. It is premature to comment on the landscaping that is proposed around the parking lot and throughout the site until the location of the parking adjacent to the ravine is resolved.
6. Once Item #5 above has been settled, the landscape plan should be updated to locate all trees which are to remain.

In summary, while very supportive of the applicants' desire to expand, the Committee requests the submission of revised plans and information in relation to the above.

Mr. A. Lao left the meeting at this point.

**Design Committee Meeting Minutes**  
**2001 February 21**

**507 - 2 Preliminary Review of a Proposed Addition to an Industrial Building at 100 Woolridge Street to Accommodate a Greyhound Bus Depot - First Review - File 01 147458 RZ**

The Committee reviewed the preliminary plans and coloured elevations received in the Development Planning Department on January 24, 2001, and the photo study submitted on February 14, 2001.

Mr. Peterson, the project architect, was in attendance to present the development. After explaining the project and after answering the Committee's questions, the Committee complimented the applicants on the site photo study which certainly helps in visualizing how the project relates to the neighbourhood. The colourized and reduced plans also help in understanding the proposal. However, the existing building drawn in shadow did not increase the Committee's understanding of the true relationship between the old and new construction. Future submissions should therefore include the existing building clearly drawn on the elevations.

The new facility is quite exciting and colourful and is generally supported except that the street side elevation should be opened up with more glazing to make it more inviting for the patrons. Turning to other aspects of the proposal, the Committee commented as follows:

1. The existing warehouse building and particularly the office occupy prominent locations and when the vegetation is removed along Woolridge Street, the office will become even more visible. The older buildings have little architectural design merit and to simply repaint them the new corporate colours is not supported. The Committee believes that the old portions definitely require an upgrade to tie it in with the new structure.
2. The parking and driveway arrangement along the front of the building is very circuitous and confusing, which will likely create conflicts between pedestrians, passenger cars, taxis, etc. Additional space is definitely needed to resolve these conflicts. To this end, consideration should be given to:
  - a) adding to the western end of the existing building a sufficient amount that the terminal could be adjusted to create enough room to have "double loaded" parking; and
  - b) relocating the parcel pickup and delivery office.
  - c) reviewing pedestrian circulation for safety and ease of movement.
3. Pedestrian circulation in and around the site should be reviewed in greater detail given the potential conflicts between the various activities which are to occur on the site.



**Design Committee Meeting Minutes  
2001 February 21**

507 - 2 cont'd/

4. The narrow slot between the existing building and the new terminal is disconcerting. The space should either be eliminated or alternatively widened to be meaningful.
5. More effective landscaping is needed north of the existing office area to screen the loading activities from the customer parking area.
6. The proposed street trees on Woolridge Street and Tupper Avenue should be co-ordinated with the IKEA street trees.

In summary, while very supportive of the new facility, revised plans and information in response to the above concerns are requested.

**ITEM IV - OTHER BUSINESS**

None.

**ITEM V - TABLED ITEMS**

None.


**ITEM VI - NEXT MEETING DATE**

The next meeting is scheduled for Wednesday, March 7, 2001.

**ITEM VII - ADJOURNMENT**

The Chair declared the meeting adjourned at 8:30 p.m.

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CHAIR

  
NEIL MAXWELL  
Secretary

NM/fb

# COQUITLAM

## INTER-OFFICE COMMUNICATION



T-2

2001 March 07

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – MARCH 07, 2001**

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, March 07, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

COMMITTEE MEMBERS:

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

GUESTS:

Mr. A. Kube	Mr. B. Wallace
Mr. M. Ostry	Mr. S. Douglas
Ms. M. Chan	Ms. P. Campbell
Mr. W. Werbovetski	Mr. R. Holowatuk

STAFF:

- Mr. Neil Maxwell, Planning Technician
- Ms. Lynn Guilbault, Planner

**ITEM I - MINUTES OF FEBRUARY 21, 2001**

The Committee approved the Minutes of February 21, 2001.

**ITEM II – NEW BUSINESS**

**507-1 Building Permit Review of a Proposed Cactus Club Restaurant in the Shopping Complex at 101 Schoolhouse Street – First Review**

The Committee reviewed the plans received in the Development Planning Section on February 15, 2001 and the coloured concept plans submitted earlier on May 5, 2000.

A delegation consisting of Mr. A. Kube, Mr. M. Ostry and Ms. M. Chan was in attendance to present the project and to explain how they have responded to the Committee's earlier comments. After explaining the plan modifications, the Committee recommended acceptance of the building with the suggestion to review the possibility of adjusting the stairs at the northeast corner of the building as discussed.

MR. D. MITCHELL ARRIVED AT THIS POINT IN THE MEETING.

507 - 2 **Preliminary Review of Proposed Additions and Alterations to the Vancouver Golf Course Clubhouse at 771 Austin Avenue - First Review**  
**File 01 150105 DV**

The Committee reviewed the preliminary plans received on February 23, 2001, and the coloured elevations, coloured material sample board and site photo study submitted on February 20, 2001.

Mr. Werbovetski, the project architect, and the building co-ordinator, Mr. B. Wallace, were in attendance to present the proposed expansion and alterations. After explaining the project and answering the Committee's questions, the Committee commented that the internal layout, functions and ease of movement between those activities has been very well organized and thought out. That level of thought and effort has not been transferred to the exterior of the building. The existing clubhouse design is a dated and uninspiring design which greatly handcuffs the applicants in their efforts to break free from the old design to create something new, fresh and exciting. Having said that, the Committee suggests that the applicants review ways to refine the design elements with an eye to refinement and simplification to create a more sophisticated project. The Committee therefore recommends that the applicants review the following:

1. *the porte-cochere and the popped out vestibule.* This entry feature is the most prominent feature as you approach the clubhouse. It lacks a sense of arrival and importance that an entrance to a facility such as this deserves.
2. *the extensive use of glazing.* The desire to observe the view is recognized, however, it could be more effective if the glass walls were occasionally interrupted with portions of solid brick or rock walls. The north elevation is an excellent example of the transparency versus solid which should be pursued.
3. *the solarium on the upper deck.* This room appears as an attachment which needs to be better integrated into the building architecture. Perhaps if its location was to be adjusted, as discussed, its integration could be much more successful.

In addition to the above, the Committee commented as follows:

- a) a landscape plan must be developed. The plan should strive to retain as many of the mature trees as possible;

**Design Committee Meeting Minutes  
2001 March 07**

**507 - 2** cont'd/

- b) an updated coloured elevation drawing which more accurately reflects the intended colour scheme would help the Committee in their visualization of the project;
- c) the architect should review the stone finish on the northeast portion of the building. Should the stone finish be wrapped around the corner onto the east elevation?

To summarize, the Committee understands the design challenges confronting the applicants and suggests that the applicants review and respond with revised plans and information in relation to the above items.

**MR. D. MITCHELL LEFT THE MEETING AT THIS POINT.**

**507 - 3 Preliminary Review of the Proposed Redevelopment of the Safeway Building in the Burquitlam Plaza at 580 Clarke Road - Second Review  
File 00 137970 DV**

The Committee reviewed the plans received in the Development Planning Section on February 23, 2000 and the revised plans submitted on January 23, 2001.

The project architect, Mr. S. Douglas, the landscape architect, Ms. P. Campbell, and the Safeway representative, Mr. R. Holowatuk, were in attendance to present and explain the design modifications. After explaining the revisions and answering the Committee's questions, the Committee stated that the applicants should be commended on their response to the past comments. The building design is far superior to the original proposal, especially the introduction of the weather protection on the front and two sides. The cross street which bisects the site and the realignment of Emerson Street help to break down the large block and provide for improved pedestrian and vehicular movement in and around the shopping centre.

It now appears that the new and enlarged Safeway could co-exist with future buildings as the shopping centre grows and evolves. While very encouraged with the design teams' efforts, there are several areas which the Committee believes could improve the potential to create a fully integrated centre and they are as follows:

- 1) the south side. Since the south side of the cross street may well have commercial or residential units, the applicants should address the potential now or at least provide for it. In the interim, additional glazing should be considered to provide glimpses into the building.
- 2) the rear of the building. Like 1) above, a residential edge along the rear facade would certainly help to improve the image of this elevation and its ultimate integration and relationship to the residential community to the east.

**Design Committee Meeting Minutes  
2001 March 07**

507 - 3 cont'd/

- 3) a further densification of the Safeway site by including more residential units in the form of high-rise structures to provide a better balance of pedestrian movements throughout the entire shopping centre.

Other aspects of the project which warrant further consideration are:

- a) additional landscaping in the large front parking area including an edging of the main access driveway;
- b) increased screening of the loading zone area as it is quite visible from Clarke Road;
- c) provision for a pedestrian and vehicular connection between this site and the Shell property at the corner;
- d) review provision of trees along the new cross street.

While very supportive of the design modifications and the demonstration of how the Safeway might relate to future commercial and residential activities, the Committee requests the submission of revised plans and information in relation to the above areas of concern.

\* See attached appendix for staff urban design comments.


**507 - 4 Preliminary Review of Proposed Alterations and Additions to the Able Auction Building at 1963 Loughed Highway - Third Review - File 01 101306 DP**

The Committee reviewed the plan revisions received in the Development Planning Section on February 16, 2001.

The Committee commented that the removal of the glazing from the lower portion of the entry feature seriously compromises the design and therefore cannot be supported. The Committee therefore recommends that the applicants rethink this aspect of the project and prepare revised plans for consideration.

**ITEM III - NEXT MEETING DATE** - Wednesday, March 21, 2001

**ITEM IV - ADJOURNMENT** - 9:30 p.m.

  
NEIL MAXWELL  
Secretary  
NM/lmc  
Attach.

\_\_\_\_\_  
CHAIR

**APPENDIX**

**ITEM 507-3 – 580 Clarke Road – 00 137970 DV**

The Design Committee did not address the overall concept for the remainder of the plaza site owned by Morguard. While also encouraged by the plan modifications, from an urban design perspective, the following comments must be considered:

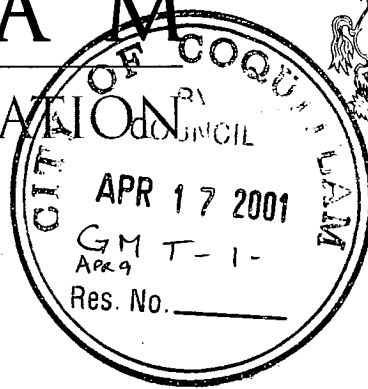
1. The south side of the building needs to be more animated to respond to future uses that will be located across the road on the remainder of the plaza. It will be more successful if both sides of the cross street are animated. Since the uses on the south side of the cross street are likely to be commercial or residential in nature, a building setback of approximately 60'-80' on the Safeway side that allows for these additional uses to be constructed in the future should be provided for now.
2. The rear of the building also needs to be more animated to assist with its future integration and relationship to the residential community and park to the east. Setting back the building 60'-80' to allow for the development of residential units in the future was suggested for this blank wall. It was also suggested that at the very least, the setback on this façade should be increased for more grass from the pedestrian access to the northern corner of the site.
3. The extension of canopies from along the south façade to Clarke Road or mimicking this canopy with other elements i.e. landscaping to make a stronger pedestrian link.

CITY OF \_\_\_\_\_

# COQUITLAM



## INTER-OFFICE COMMUNICATION



T-1

2001 March 21

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – MARCH 21, 2001**

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, March 21, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

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

GUESTS: Mr. K. Wein Mr. T. Cobban  
Mr. D. Homer Mr. S. Knight  
Mr. W. Werbovetski Mr. G. Heppner  
Mr. B. Wallace

STAFF: Mr. Neil Maxwell, Planning Technician

### ITEM I - MINUTES OF MARCH 7, 2001

The Committee approved the Minutes of March 7, 2001.

### ITEM II – NEW BUSINESS

#### **507-1 Preliminary Review of Proposed Additions and Alterations to the Vancouver Golf Course Clubhouse at 771 Austin Avenue – Second Review File 01 150105 DV**

The Committee reviewed the plans received previously and the plan modifications presented at this meeting.

A delegation headed by Mr. Werbovetski, the project architect, and the building co-ordinator, Mr. B. Wallace, were in attendance to present the plan modifications in response to the Committee's previous comments. After explaining the revisions and answering the Committee's questions, the Committee commented that the revised porte cochere design does tie in much better; however, the new gable roof element may not be as successful as anticipated. Perhaps if the roof pitch were changed to match that of the main building, it would create a more graceful connection to the clubhouse. With this same area, the Committee suggests that the applicants should investigate the need for the vestibule, as it now appears to be redundant.

**Design Committee Meeting Minutes**  
**2001 March 21**

507-1 cont'd/

Turning to the other design questions raised at the last meeting, the Committee commented that while respectful of the applicants' desire to retain the solarium and glazing as originally proposed, they are missing an opportunity to design something which is better integrated into the building architecture (the solarium) and which creates a more inspired view through the use of brick or rock in the west walls.

On the matter of the proposed landscaping, the Committee commented as follows:

- 1) Care must be taken to retain as many of the mature trees as possible.
- 2) The height of the plant material adjacent to the offices should be reduced and that the lower portion of those office windows be filled in as discussed.

In summary, the Committee believes that further consideration of the above items would likely improve the long-range success of the project. The Committee would be pleased to assist the applicants in the review process but will leave that decision to the applicants.

**507-2 Preliminary Review of a Proposed Addition to the Coquitlam College Building at 516 Brookmere Avenue – Second Review – File 01 148630 DV**

The Committee reviewed the preliminary plans and coloured information submitted earlier plus the revised plans and information received in the Development Planning Section on March 14, 2001.

A delegation consisting of the project designer, Mr. K. Wein, and the applicant, Mr. D. Homer, was in attendance to present the plan revisions. After explaining the modifications and after answering the Committee's questions, the Committee commented the design work to increase the appeal of the main entry is encouraging. The use of trellises or similar design elements should be repeated on the two other key entry points to help identify their functions and to repeat an element utilized elsewhere on the site. Other aspects, which warrant further consideration, are:

- 1) The connection on the north side of the new building. The link is currently a rather narrow, uncomfortable utilitarian space. The physical dimensions of the connection should be increased as well as its geometry to make it more inviting. The use of skylights, trellises and internal seating should also be considered.



**Design Committee Meeting Minutes  
2001 March 21**

507-2 cont'd/

- 2) The parking. The applicants should not extend the new parking northwards as it removes valuable play field space. Furthermore, the least amount of parking as practical should be created and be kept as far from the watercourse as possible.

Revised preliminary plans in response to the above areas of concern are requested.

**507-3 Preliminary Review of a Proposed Commercial Building on the North Side of Woolridge Street West of King Edward Street at 1085 Woolridge Street – Second Review – File 01 148249 DV**

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The Committee reviewed the plans submitted previously plus the plan revisions received in the Development Planning Section on March 13, 2001.

The project architect, Mr. T. Cobban, and the owner, Mr. S. Knight, were in attendance to present the plan revisions. After explaining the plan modifications and after answering the Committee's questions, the Committee commented that they have concerns with the scale of the front entry feature in terms of its dominance. The disproportionate use of space on the staircase landing is also troubling. The circulation in the main entrance requires resolution - the elevator should serve the parking area rather than the intermediate landing since most people, including handicapped persons, will be coming by car. The Committee, therefore, suggests that the applicants review these areas further. Another key area of concern relates to the ramp and its awning. The corner detail over the awning seems awkward; consequently, further review is also warranted. The Committee would suggest that the applicants prepare design options in response to the above issues and present those sketches to the Committee at a future meeting. The previous suggestion to extend the walkway from the building entrance to the existing sidewalk on Woolridge Street should be shown on future plan submissions.

The Committee commented further that while they indicate general support for the applicants' requested height and lot coverage variances, the building design issues need resolution before they can offer full support for the project.

Mr. A. Lao left the meeting at this point.

**507-4 Preliminary Review of Proposed Alterations and Additions to the Able Auction Building at 1963 Lougheed Highway – Fourth Review – File 01 101306 DP**

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The Committee reviewed the plan revisions presented to them at this meeting.

**Design Committee Meeting Minutes**  
**2001 March 21**


507-4 cont'd/

Mr. G. Heppner, the project designer, was in attendance to present the proposed entry design changes to the Committee. After Mr. Heppner explained the changes and answered the Committee questions, the Committee commented that the glass entry feature should have the glazing extended down to grade as originally proposed and supported by the Committee. At the very least, the glass should be located on the two outer panels on the front elevation and half of the north and south sides of the entry. Furthermore, the glass should be attached to the outside of the structure, not the inside for the reasons discussed.

If the applicant is not successful in securing staff support for the additional glazing, the Committee suggests that a design alternative, which terminates the glazing in a meaningful manner above the entrance, must be developed.

**ITEM III - NEXT MEETING DATE** - Wednesday, April 4, 2001

**ITEM IV - ADJOURNMENT** - 9:30 p.m.

  
NEIL MAXWELL  
Secretary

\_\_\_\_\_  
CHAIR

NM/fb  
Attach.

CITY OF

# COQUITLAM



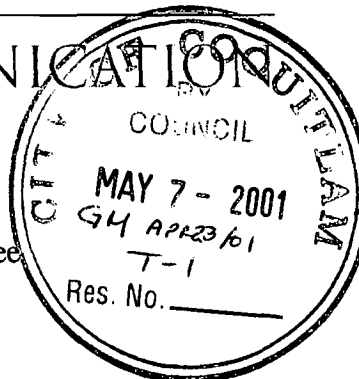
## INTER-OFFICE COMMUNICATION

2001 April 4

MEMO TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - APRIL 4, 2001**



A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, April 4, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

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

GUESTS: Mr. K. Wein  
Mr. D. Homer  
Mr. R. Hoffart  
Mr. T. Cobban  
Mr. K. Kisilevich

STAFF: Mr. Neil Maxwell, Planning Technician

### **ITEM I - MINUTES OF MARCH 21, 2001**

The Committee approved the Minutes of March 21, 2001.

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

### **ITEM II - NEW BUSINESS**

#### **507-1 Preliminary Review of a Proposed Addition to the Coquitlam College Building at 516 Brookmere Avenue - Third Review - File 01 148630 DV**

The Committee reviewed the preliminary plans and coloured information submitted earlier plus the revised plans and information received in the Development Planning Section on March 29, 2001.

**Design Committee Meeting Minutes**  
**2001 April 4**

**507-1 cont'd/**

A delegation consisting of the project designer, Mr. K. Wein, and the applicant, Mr. D. Homer, was in attendance to present the plan revisions. After explaining the modifications and after answering the Committee's questions, the Committee commented that they now support the building addition including the upgrading of the main entrance and the trellis work which accent the entry points. When the building permit plans are submitted, the Committee will be looking for the usual construction details for the building plus a detailed landscape plan which pays particular attention to the planting zone along the top of the stream bank. On the matter of parking, the Committee would offer their support for the maximum reduction possible to preserve greenery.

In summary, the Committee recommends acceptance of the design concepts and looks forward to the building permit stage at which time they will review and offer further comments where necessary.

**507-2 Preliminary Review of a Proposed Commercial Building for Broco Auto Glass at 802 Brunette Avenue – Second Review – File 01 102641 DP**

The Committee reviewed the plans, coloured perspective, material samples and site photographs received earlier, plus the plan revisions and covering letter submitted on March 30, 2001.

Mr. R. Hoffart, the project architect, was in attendance to present the revised plans. After Mr. Hoffart explained the modifications and answered the Committee's questions, the Committee commented that the changes have added a level of refinement that is supported. There were, however, a few minor areas which the applicant should consider and they are:

- a) the vent piping on the west elevation. A bracket detail should be developed so as not to detract from the building;
- b) the concrete walls. An architecturally rendered concrete such as a sandblasted finish with reveal lines and a tie pattern is recommended rather than applying paint to the concrete surfaces.

In summary, the Committee recommends acceptance of the project in preliminary and will be looking at the building permit plans to see how the applicant has responded to the above suggestions.

**Design Committee Meeting Minutes**  
**2001 April 4**

**507-3 Preliminary Review of a Proposed Commercial Building on the North Side of Woolridge Street West of King Edward Street at 1085 Woolridge Street – Third Review – File 01 148249 DV**

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The Committee reviewed the plans submitted previously, plus design sketches received in the Development Planning Section on March 29, 2001.

A delegation consisting of the project architect, Mr. T. Cobban and the owner, Mr. K. Kisilevich, was in attendance. After they explained the design sketches and after answering the Committee's questions, the Committee commented that neither of the two alternatives resolve the Committee's concerns regarding the ramp and the entry feature. The Committee therefore suggests that the applicants return to the original concept and concentrate on refining the ramp element as discussed. The transparency of the guardrail should be achieved through the use of tempered glass versus plexiglas since the former is a much more durable product and does not scratch. The lowering of the elevator to serve parking level and the widening of the central stairway are noted improvements and should be retained.

In summary, the Committee recommends acceptance of the preliminary building design noting the applicant's commitment to resolve the above concerns prior to the preparation of the working drawings.

**ITEM III – NEXT MEETING DATE** – Wednesday, April 18, 2001

**ITEM IV – ADJOURNMENT** – 8:30 p.m.

  
NEIL MAXWELL  
Secretary

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CHAIR

NM/fb

CITY OF \_\_\_\_\_

# COQUITLAM

## INTER-OFFICE COMMUNICATION

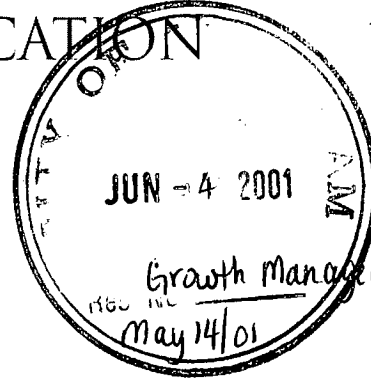


2001 April 18

MEMO TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – APRIL 18, 2001**



T-1

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, April 18, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

COMMITTEE MEMBERS: Mr. B. Aichberger (Acting Chair)  
Ms. S. Carter-Huffman  
Mr. K. Munro  
Mr. D. Nichols

GUESTS: Mr. M. Elliot  
Mr. R. Czemerys  
Mr. O. Fernandez  
Mr. T. Cobban  
Mr. C. Dibnah

STAFF: Mr. Neil Maxwell, Planning Technician

### ITEM I - MINUTES OF APRIL 04, 2001

The Committee approved the Minutes of April 04, 2001.

**ITEM II – NEW BUSINESS**

**507-1 Preliminary Review of a Proposed Exterior Elevation Revisions to the Eaton's Façade at Coquitlam Centre, 2929 Barnet Highway – First Review -**

The Committee reviewed the preliminary plans received in the Development Planning Section on April 11, 2001 and the coloured information presented at the meeting.

The project architects, Mr. M. Elliot and Mr. R. Czemerys, were in attendance to present the design revisions. After the delegation explained the modifications and answered the Committee's questions, the Committee commented that they heartily support this further urbanization of the mall, particularly the introduction of the dramatic glass entry feature. While very encouraged by the modifications, the Committee suggests that the applicants consider the following:

- 1) adjusting the escalator inwards to improve the usability of the ground floor space inside the glass enclosure;
- 2) looking carefully at the location of the trees in the sidewalk given how close the trees are to the driveway curb line and the proposed building awnings;
- 3) widening the sidewalk beside the screen wall adjacent to the compactors;
- 4) creating a safe route for customers where they must walk past the loading areas to get to the existing west mall entrance;
- 5) adjusting the heights of the frame arches to create more visual interest;
- 6) utilizing glass on the canopies versus the stretched fabric to further elevate the quality and longevity of these design features.

Revised plans and information in relation to the above issues are requested. The Committee would be pleased to review and discuss the response with the applicant and their design team at a future meeting.

**507-2 Preliminary Review of Plans for an Industrial Building at 1750 Brigantine Drive First Review**

The Committee reviewed the design sketches received in the Development Planning Section on April 11, 2001.

Mr. O. Fernandez, the project designer, was in attendance to present the conceptual drawings. After Mr. Fernandez explained the project and answered the Committee's questions, the Committee commented that they appreciate having the opportunity to critique the design concepts and provide advice prior to the formal application for design approval is submitted. Having said that, the Committee suggests that the applicants should consider the following:

**Design Committee Meeting Minutes  
2001 April 18**

**ITEM II – NEW BUSINESS cont'd/**

**507-2** cont'd/

- 1) the introduction of a 6' break on the northwest corner of the building and downsizing the one on the northeast corner from 12' to 6";
- 2) the relocation of the entrance to the offices from the south side to the west side to create a sense of arrival upon entry to the site.

On the matter of landscaping, the Committee stated that careful attention to this aspect of the project must be taken to achieve a successful product. Consequently, the Committee recommends the following elements be included in the plan:

- a) an undulating berm along the Brigantine Drive frontage;
- b) plant material of varying height and scale in the landscape strips along both the west and east lot lines;
- c) landscaping the vehicle overhang area in the row of spaces on the west side of the building to reduce the amount of asphalt and soften the building edge;
- d) moving the row of parking spaces on the south side of the offices southwards, to the maximum possible, to create a larger planting zone. This expanded area could perhaps also accommodate a staff patio/lunch area.

In summary, the Committee supports the general design direction shown on the concepts and recommends that the applicants endeavour to incorporate the above suggestions into the formal preliminary application.

**507-3 Preliminary Review of a Proposed Commercial Building on the North Side of Woolridge Street West of King Edward Street at 1085 Woolridge Street – Fourth Review – File 01 148249 DV**

The Committee reviewed the plans submitted previously, plus design sketches received in the Development Planning Section on April 9, 2001.

The project architect, Mr. T. Cobban, was in attendance to present and explain the design sketches. After discussing the concepts for the ramp, the Committee expressed a preference for the alternative depicted on Sketch 2, East Elevation at the Ramp and recommends that this alternative be brought forward in typical drawing format. On another matter, the Committee requests that the landscape plan be updated in response to their previous suggestion that a wide paver band be extended from the front entry feature to the sidewalk on Woolridge Street.

In summary, the Committee recommends acceptance of the project subject to the above two items being included in the development permit plan package.



**Design Committee Meeting Minutes  
2001 April 18**

**ITEM II – NEW BUSINESS cont'd/**

**507-4 Preliminary Review of a Proposed Addition to the Boyd Auto Body Facility at 1099 Lansdowne Drive – First Review – File 01 151406 DP**

The Committee reviewed the plans and coloured elevations received in the Development Planning Section on April 6, 20001, the photo studies submitted on April 6 and 12, 2001 and the landscape plan received on April 17, 2001.

Mr. C. Dibnah, the project designer, was in attendance to present the development. After Mr. Dibnah explained the project and answered the Committees' questions, the Committee recommended acceptance of the project in preliminary subject to the applicant first resolving the following matters to the satisfaction of the Manager of Development Services:

- 1) the boulevard image along Aberdeen Avenue being upgraded, preferably with low maintenance landscape material, as the current condition is disappointing;
- 2) the upper glass spandrel panelling on the Aberdeen Elevation should be extended to the left to replace the blue siding proposed;
- 3) the painted graphic stripes on the Lansdowne Elevation should be extended onto the south elevation and around to the inside corner as discussed.

**ITEM III – NEXT MEETING DATE – Wednesday, May 02, 2001**

**ITEM IV - ADJOURNMENT – 8:30 p.m.**



NEIL MAXWELL

Secretary

NM/lmc

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ACTING CHAIR

CITY OF \_\_\_\_\_

# COQUITLAM

## INTER-OFFICE COMMUNICATION



"REVISED"



2001 May 17

MEMO TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - MAY 17, 2001**

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Thursday, May 17, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)  
Mr. B. Aichberger  
Mr. K. Munro

GUESTS: Mr. M. Elliot  
Mr. R. Czemerys  
Mr. D. O'Sheehan

STAFF: Ms. Laura Giesbrecht, Planning Technician

### ITEM I - MINUTES OF APRIL 18, 2001

The Committee approved the Minutes of April 18, 2001.

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

**ITEM II - NEW BUSINESS**

**507-1 Preliminary Review of a Proposed Exterior Elevation Revisions to the Eaton's Façade at Coquitlam Centre, 2929 Barnet Highway - Second Review**

The Committee reviewed the preliminary plans received in the Development Planning Section on April 11, 2001, the revised plans received on May 14, 2001, the model coloured elevations and plans, all presented at this meeting.

The project architects, Mr. M. Elliot and Mr. R. Czemerys, were in attendance to present the design revisions. After the delegation explained the modifications and answered the Committee's questions, the Committee thanked the delegation for their thorough presentation and detailed response to their previous comments. The Committee recommends the applicants give further consideration to the following:

- 1) realigning the pedestrian connection crossing the compactor/loading area along the west side of the building to provide more natural connectivity to the pedestrian area near the existing west mall entry;
- 2) resolving the details for the canopy structures to ensure the various canopy designs do not result in a potential for water to penetrate the building envelope. These design details need to be resolved to ensure that a variety of canopy designs can and will exist on the façade.

In addition to the above, the Committee commented as follows:

- a) the limited surge space at the base of the escalator could result in pedestrian congestion at peak mall times;
- b) the close proximity of the trees to the canopies could result in a continual maintenance issue.

In summary, the Committee recommends acceptance of the project in preliminary and will be looking at the Building Permit plans to see how the applicants have responded to Items 1 and 2 above.

**507-2 Building Permit Review of Plans for the Exterior Alterations at Parkland Elementary School at 1595 Regan Avenue - First Review - File 01 151354 AI**

The Committee reviewed the plans received in the Development Planning Section on April 5, 2001 and the coloured photographs received on May 10, 2001.

The Committee found the inconsistencies in the architectural plans to be confusing and the coloured photographs of the "before" and "after" appearance of the building elevations to be unacceptable and of no assistance in their review of this project.

The Committee recommends the project architect appear at a future meeting with clearly detailed plans, coloured photographs of the existing building and accurate coloured information to explain the exterior modifications proposed.

**ITEM II – NEW BUSINESS** cont'd/

**507-3 Preliminary Review of an Animal Control Centre in the Austin Avenue Service Centre at 2647 Austin Avenue – First Review - File 01 153734 PY**

The Committee reviewed the plans, coloured elevation drawings and coloured photographs of the site, all received in the Development Planning Section on May 11, 2001.

The Committee appreciates the opportunity to review this project at this early stage in the process. The Committee stated that the east, west and north elevations are quite interesting but found the south elevation (~~the front of the building~~) uninspiring by contrast. They suggested the applicant give thought to adding more interest to this front elevation of the building. The Committee also finds the exterior materials selection somewhat unfortunate and suggests the applicant further review the siding choice and requests the submission of a colour material sample board for their further review. In addition the Committee would suggest that the applicants give consideration to the following:

- 1) extending the native forest planting along the east side of the building to include the area proposed for potential planting;
- 2) the functionality of the sidewalk extending east from the building is questioned as the sidewalks' location does not provide connectivity and seems to just terminate. Consideration should be given to relocating this sidewalk to a more functional area of the site to better service the parking lot;
- 3) introducing a sidewalk along the front of the building between the parking area and south building elevation to provide better pedestrian safety and link to the building;
- 4) providing clarification as to the nature of the horizontal feature located below the windows on the south elevation plans.

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

**504-7 Building Permit Review of the Proposed Changes to the Exterior Metal Siding for the Ikea Building at 1000 Lougheed Highway – First Review**

The Committee reviewed the coloured perspective drawing and two metal material samples presented at this meeting and the most current set of Building Permit plans.

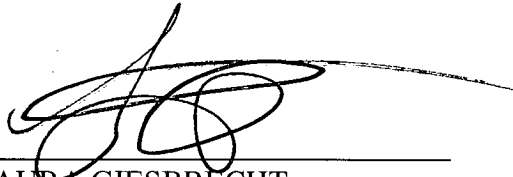
The project architect, Mr. D. O'Sheehan, was in attendance to present the proposed changes to the blue metal siding. After the delegation explained the modifications and answered the Committee's questions, the Committee thanked the delegation for the information provided. The Committee recommends acceptance of the metal siding substitution as presented.

ITEM III – NEXT MEETING DATE

Wednesday, June 06, 2001

ITEM IV – ADJOURNMENT

8:30 p.m.



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LAURA GIESBRECHT  
Acting Secretary

LG/lmc

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CHAIR

CITY OF

# COQUITLAM

## INTER-OFFICE COMMUNICATION



T-2

2001 June 6

MEMO TO: Growth Management Committee  
FROM: Design Committee  
SUBJECT: **DESIGN COMMITTEE MINUTES – JUNE 6, 2001**

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, June 6, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

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

GUESTS: Mr. W. Ferguson  
Mr. K. Wein  
Mr. D. Homer

STAFF: Ms. Laura Giesbrecht, Planning Technician

### ITEM I - MINUTES OF MAY 17, 2001

The Committee approved the Design Committee Meeting Minutes of May 17, 2001 with changes as noted in Item II below.

**ITEM II BUSINESS ARISING FROM MINUTES**

**Item 507-1 - Preliminary Review of Proposed Exterior Elevation Revisions to the Eaton's Façade at Coquitlam Centre, 2929 Barnet Highway**

Fourth paragraph, No. 2) shall be replaced as follows:

"2) resolving the details for the canopy structures to ensure the various canopy designs do not result in a potential for water to penetrate the building envelope. These design details need to be resolved to ensure that a variety of canopy designs can and will exist on the façade."

**Item 507-3 - Preliminary Review 01 153734 PY of an Animal Control Centre in the Service Centre at 2647 Austin Avenue**

Second paragraph, second sentence, add "(the front of the building)" between the words "elevation" and "uninspiring".

**ITEM III – NEW BUSINESS**

**507-1 Building Permit Review of Plans for the Exterior Alterations at Parkland Elementary School at 1595 Regan Avenue - Second Review – File 01 151354 AI**

The Committee reviewed the plans received in the Development Planning Section on April 6, 2001, the coloured photographs received on May 10, 2001, and the colour presentation board and coloured photographs presented at this meeting.

Mr. W. Ferguson from School District 43 was in attendance to present the proposal. The delegation explained the modifications and answered the Committee's questions. The Committee commented that they have found the entire process on this application unsatisfactory and are unable to provide constructive criticism given the incompleteness and inaccuracy of the plan submission and the method in which it was presented. The changes proposed to the school are significant in scope, however; the submission of plans and information to date is not up to the standards normally required for such a project. The Committee suggests the School Board may want to ensure a workable standard of drawings are provided to enable the Committee to offer feedback that achieves a beneficial outcome. In addition, the Committee would appreciate the School Board taking a more positive approach to the design review process and presentation of the same in the future.

**507-2 Building Permit Review of the Proposed Additions and Exterior Alterations to the Coquitlam College at 516 Brookmere Avenue – First Review – File 01 153431 AO**

The Committee reviewed the plans and information received previously, the Building Permit plans received in the Development Planning Section on May 14 and 31, 2001, and the model presented at this meeting.

The project designer, Mr. K. Wein, and the applicant, Mr. D. Homer, were in attendance to present the design revisions. After the delegation explained the modifications and answered the Committee's questions, the Committee commented that they are still looking for the usual construction details for both the trellis work and the alterations to the front entry feature. The Committee found the landscape plan difficult to interpret and requests the submission of a clear, legible, complete landscape plan which complies with the British Columbia Landscape Standards for their further review.

**507-3 Building Permit Review of a Proposed Commercial Building for Broco Auto Glass at 802 Brunette Avenue – First Review – File 01 153666 CN**

The Committee reviewed the plans and coloured information received previously, the Building Permit plans received May 15 and June 6, 2001.

The Committee recommends acceptance of the proposed development.

**507-4 Preliminary Review of an Animal Control Centre in the Austin Avenue Service Centre at 2647 Austin Avenue – Second Review - File 01 153734 PY**

The Committee reviewed the plans, and coloured elevation drawings received in the Development Planning Section on May 11, 2001, and the revised plans, colour material sample board and coloured perspective drawings all received on June 6, 2001.

The Committee thanks the applicants for their response to their earlier concerns regarding the submission of a colour material sample board, the extension of the forest planting and the relocation of the sidewalk previously extending east from the building. The Committee still feels the exterior siding material choice is somewhat unfortunate and suggests that if this material must be used the applicants should consider a siding with a higher profile. Turning to other issues the Committee also commented as follows:

1. the south (front) building elevation. This elevation is still thought to be weak and further consideration should be given to providing an architectural statement to the front entry feature to further emphasize this building element. In addition, the applicant may wish to consider the introduction of dormers in the roof element on the south elevation to further develop the design of the building;



2. the parking area between the south elevation of the building and the lawn or lower planting is thought to be somewhat "tight" and consideration should be given to increasing the size of this area to better facilitate vehicular movement. Concern was also expressed regarding the adverse effects of potential vehicular traffic traveling over and through the area proposed for lawn or lower planting south of the parking area. This should be taken into consideration when landscape materials are chosen;
3. the transition of siding to concrete blocks. The transition points from siding to concrete block appear awkward. Consideration should be given to extending the concrete block and having the two materials meet at inside building corners to provide more continuity;
4. the concrete block. The Committee was troubled over the maintenance issues and costs that may be encountered with the use of painted concrete block and the applicant may wish to consider the use of integrally coloured concrete block instead;
5. the introduction of a sidewalk along the front of the building between the parking area and the south building elevation would provide for better pedestrian safety and link to the building. In addition, the installation of curb stops or a continuous curb between the parking and the building to enhance pedestrian safety and provide more protection for the exterior of the building should be considered.

The Committee also notes that the administration building and the kennel buildings are unrelated in design and the architect may wish to give consideration to tying these buildings together through the use of similar design elements. In addition, the submission of a landscape plan would assist the Committee in a further review of this project.

In summary the Committee requests that the project architect attend a future Design Committee to address the above concerns.

**ITEM III – NEXT MEETING DATE**

Wednesday, June 21, 2001

**ITEM IV – ADJOURNMENT**

9:10 p.m.

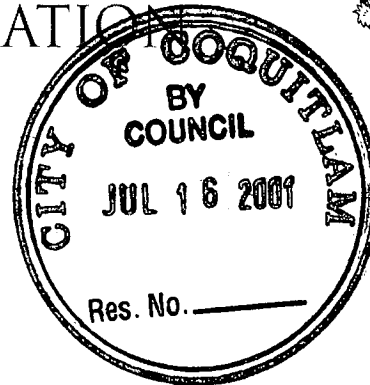
  
\_\_\_\_\_  
LAURA GIESBRECHT  
Acting Secretary

\_\_\_\_\_  
CHAIR

CITY OF \_\_\_\_\_

# COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

2001 June 20

MEMO TO: Growth Management Committee  
FROM: Design Committee  
SUBJECT: **DESIGN COMMITTEE MINUTES – JUNE 20, 2001**

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, June 20, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

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

GUESTS: Mr. B Low  
Mr. R. Yabuki  
Mr. R. Thompson  
Ms. D. Brown  
Mr. V. Sudra  
Mr. B. Fellnermayr

STAFF: Ms. Laura Giesbrecht, Planning Technician

## ITEM I - MINUTES OF JUNE 6, 2001

The Committee approved the Design Committee Meeting Minutes of June 6, 2001.

**ITEM II – NEW BUSINESS**

**507-1 Preliminary Review of Proposed Exterior Elevation Revisions to the Boston Pizza Restaurant at Sunwood Square, 3025 Lougheed Highway – First Review**

The Committee reviewed the plans, colour material sample board and coloured photographs of the existing building, all received in the Development Planning Section on June 11, 2001.

The Committee finds the proposed alterations to the existing structure quite exciting and a welcome improvement over the current building façade. The Committee requests the submission of a coloured elevation drawing to help them visualize the project colour palette. In addition, the Committee requests the submission of a partial floor plan showing the changes to the outline of the front elevation.

**507-2 Preliminary Review of the Industrial Building at 1750 Brigantine Drive – 01 154212 PY – Second Review**

The Committee reviewed the plans received in the Development Planning Section on May 31, 2001, the coloured perspective drawing, material samples and colour chips received June 5, 2001.

The Committee thanks the applicants for their response to some of their earlier concerns. The Committee still feels the applicants are not taking advantage of their location on the river and consideration should be given to relocating the lunchroom and the outdoor staff patio area to the south side of the building. The relocation of the parking south of the office area, to perhaps the southeast corner of the site (facing east), would provide an outdoor amenity area facing the river. Turning to other aspects of the project, the Committee commented that the applicants should give consideration to the following:

1. The building elevations are felt to be uninteresting and more excitement should be introduced.
2. Increasing the size of the south landscape area by shifting the location of the parking northward.
3. Removing the signage from the building as shown on the coloured perspective drawing and introducing a signage/entry feature in the front landscape area.

The Committee requests the submission of a plan showing the intent for the area along the south property line designated as park strip to demonstrate how this area will interface with the development. In summary, while generally supportive of the new development, revised plans and information in response to the above concerns are requested.

**ITEM II – NEW BUSINESS** cont'd/

**507-3 Building Permit Review of Plans for the Exterior Alterations at Parkland Elementary School at 1595 Regan Avenue - Third Review – File 01 151354 AI**

The Committee reviewed the plans, and coloured photographs previously received in the Development Planning Section and the presentation board brought to this meeting.

Mr. B. Low, from School District 43, and Mr. R. Yabuki, from the architect's office, were in attendance to present the proposal. The delegation explained the modifications and answered the Committee's questions. The Committee thanks the delegation for their presentation and the thorough explanation of the proposed changes to the building.

The Committee feels the inconsistency in window forms between the old and the new window treatments distracts from the aesthetics of the elevations and does the entire project an injustice. They recommend consideration be given to providing a more cohesive window pattern that reads from the outside of the building. Having said this, they also suggest thought be given to changing the window pattern for the library area to provide more interest to the somewhat plain rear elevation and further accentuate the library function.

In summary, while generally supportive of the modifications to the existing school, revised plans and information in response to the above concerns are requested.

**507-4 Preliminary Review of an Animal Control Centre in the Service Centre at 2647 Austin Avenue – Third Review - File 01 153734 PY**

The Committee reviewed the plans, coloured perspective drawing and colour material sample board all received in the Development Planning Section on June 6, 2001, and coloured perspective drawings, revised drawings and coloured photographs presented at this meeting.

Mr. R Thompson, the project architect, Mr. V. Sudra, the project co-ordinator, Ms. D. Brown, representing the owners and Ms. B. Fellnermayr, the facility manager, were in attendance to present the proposal. The delegation explained the revisions to the plans and answered the Committee's questions. The Committee thanks the delegation for their thorough presentation and response to some of their earlier concerns.

The Committee finds the raising of the administrative building enhances the overall appearance of the project but still feels an opportunity to accentuate the front elevation of this building is being missed. The Committee recommends acceptance of the project subject to the applicant giving further consideration to the following to the satisfaction of the Manager of Development Services:

**ITEM II – NEW BUSINESS** cont'd/

507-4 cont'd/

- a) providing a continuous curb stop in the area south of the entry ramp and installing low growing landscaping between the curb and the ramp area;
- b) extending the railing and modifying the front stairs to enhance safety for wheelchair traffic accessing the building;
- c) eliminating the parking space at the southwest corner of the site given the awkward vehicular movement in this area to allow for the installation of landscaping. The introduction of trees to the new landscape island would shade and assist in cooling the building.

**507-5 Building Permit Review of Proposed Additions and Exterior Alterations to Coquitlam College at 516 Brookmere Avenue – Second Review – File 01 153431 AO**

The Committee reviewed the plans and information received previously, the Building Permit plans received in the Development Planning Section on June 13, 2001.

The Committee recommends acceptance of the trellis work and the alterations to the front entry feature as proposed. The Committee still finds the landscape plan difficult to interpret and requests the submission of a clear, legible, complete landscape plan which complies with the British Columbia Landscape Standards be submitted and reviewed to the satisfaction of the Manager of Development Services.

**ITEM III – NEXT MEETING DATE**

Wednesday, July 4, 2001

**ITEM IV – ADJOURNMENT**

9:10 p.m.

  
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LAURA GIESBRECHT  
Acting Secretary

\_\_\_\_\_  
CHAIR

CITY OF

# COQUITLAM



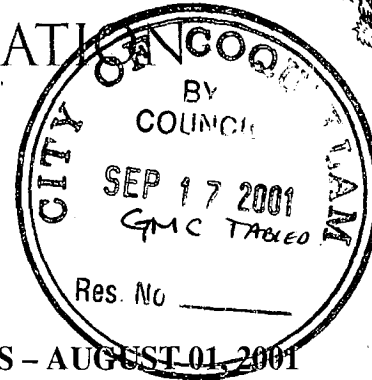
## INTER-OFFICE COMMUNICATION

2001 August 01

MEMO TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - AUGUST 01, 2001**



A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, August 01, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

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

GUESTS: Mr. N. Davis  
Mr. O. Fernandez  
Mr. J. White

STAFF: Neil Maxwell, Planning Technician

### ITEM I - MINUTES OF JUNE 20, 2001

The Committee approved the Design Committee Meeting Minutes of June 20, 2001.

### ITEM II - BUSINESS ARISING FROM MINUTES

None.

### ITEM III - NEW BUSINESS

#### **507-1 Review of Proposed Exterior Alterations to the McDonald's Restaurant at 1131 Austin Avenue - File 01 155383 DP - First Review**

The Committee reviewed the plans and coloured photographs received in the Development Planning Section on July 12, 2001 and the paint samples submitted on July 25, 2001.

The Committee understands the rationale to modernize the image of the restaurant, however, the proposed design expression indicated on the plans is very disappointing. The current design, even though it is dated, was coherent in its massing and the various building elements were harmonious. The new proposal is quite garish in its colour application and the numerous design elements and many signs have created a rather confusing image with no real hierarchy to the facades, causing the entries to be lost in the confusion.

**ITEM III – NEW BUSINESS** cont'd/

**507-1** cont'd/

In summary, the Committee cannot recommend acceptance of the works as currently proposed. The Committee suggests that the applicants rethink the proposal with a view to a simplification of the colours and design elements.

*Mr. D. Mitchell left the meeting.*

**507-2** **Preliminary Review of Proposed Alterations and Addition to the Coquitlam Alliance Church at 2601 Spuraway Drive - 01 102679 PY – Second Review**

The Committee reviewed the revised plans received in the Development Planning Section on July 26, 2001, and the coloured photographs submitted previously.

Mr. N. Davies, the project architect, and Mr. D. Mitchell, the landscape architect, were in attendance to present the design modifications. After explaining the revisions and answering the Committee's questions, the Committee commented that the introduction of the angles and windows to the Mariner Way elevation plus the changes in massing and roof trim have dramatically improved the project. The elevations need to be developed further to confirm that the new design is indeed possible. When the plans are being refined, the Committee suggests that the applicants also give consideration to the following:

1. introducing an additional "notch" to the lower level classroom windows on the north/west elevation;
2. converting some or all of the classroom windows in Item 1. above from stationary to opening windows to provide fresh air into these rooms;
3. increasing the prominence of the central pedestrian access to the building on Mariner Way through the use of landscaping;
4. reviewing early, the ventilation requirements of the new kitchen to ensure that the mechanical venting needs are handled sensitively and are integrated into the building design;
5. reviewing the possibility of introducing further reveal lines to help break down the massiveness of some of the building volumes;
6. rethinking the vehicular circulation on the site in general and in particular adjacent to the plaza. A drop-off area should be considered with a link back into the parking area below the Hydro power compound;
7. introducing landscape nodes into the parking lot to reduce the negative impact of the large blacktopped area.

The Committee, while noting the design improvements, requests the submission of further plans and information in response to the above items.

**ITEM II – NEW BUSINESS** cont'd/

*Mr. D. Mitchell returned to the meeting at this point.*

**507-3 Preliminary Review of a Proposed Industrial Building at 1750 Brigantine Drive –  
File 01 154212 PY – Second Review**

The Committee reviewed the revised plans received in the Development Planning Section on July 10, 2001 and the updated coloured perspective presented at this meeting.

The project designer, Mr. O. Fernandez, was in attendance to present the revisions in response to the Committee's past comments. After explaining the Committee's questions, the Committee commented that they recommend acceptance of the project subject to the applicants first resolving the following matters to the satisfaction of the Manager Development Services:

1. the row of parking spaces along the south lot line being adjusted eastwards an amount equal to the first five spaces to increase the area for possible landscaping in the corner;
2. the row of cars in Item 1. above also being adjusted northwards so that they are parallel to the cross-hatched fire truck access route;
3. additional landscaping being added to the southeast corner of the site as discussed;
4. the landscape node created by the adjustments in Items 1. and 2. being designed to become the primary staff patio area containing seating and other amenities;
5. the black painted band around the office windows being treated as a painted recess as discussed versus simply a painted concrete surface.

The Committee noted that a chain link fence is proposed along the south lot line. It is the Committee's strong preference that this fence not be installed as any fencing will impede access to the walkway along the Fraser River and lessen the quality of the views to the river. This matter should be discussed further with staff.



**ITEM III – NEW BUSINESS** cont'd/

**507-4 Building Permit Review of Proposed Addition to the Church at 2950 Dewdney Trunk Road – First Review - File 01 155309 AO**

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The Committee reviewed the plans received in the Development Planning Section on July 11, 2001, and the photographs submitted on July 26, 2001.

The project co-ordinator, Mr. J. White, was in attendance to present the proposal. After explaining the addition and answering the Committee's questions, the Committee commented that the proposed addition has not been well integrated into the existing building design, particularly the roof. Rather than attempting to marry the two different roof pitches and to mitigate potential roof leakages, the Committee would suggest that a flat roof over the addition be considered instead. The wide fascia should be repeated on the new proposal and the existing windows be brought forward to the new exterior west wall.

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

**ITEM IV – NEXT MEETING DATE**

Wednesday, August 15, 2001

**ITEM IV – ADJOURNMENT**

8:30 p.m.

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CHAIR

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NEIL MAXWELL  
Secretary

CITY OF

**C O Q U I T L A M**

**INTER-OFFICE COMMUNICATION**



T-5

2001 September 19

MEMO TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – SEPTEMBER 19, 2001**

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, September 19, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

COMMITTEE MEMBERS: Mr. K. Anand (Chair)  
Ms. S. Carter-Huffman  
Mr. D. Nichols

GUESTS: Mr. E. Loots

STAFF: Neil Maxwell, Planning Technician

**ITEM I - MINUTES OF AUGUST 1, 2001**

The Committee approved the Design Committee Meeting Minutes of August 1, 2001.

**ITEM II – BUSINESS ARISING FROM MINUTES**

None.

**ITEM III – NEW BUSINESS**

Even though there was not a quorum present, the members who were in attendance offered the following comments:

**507-1 Review of Proposed Modifications to the Exterior Materials for the Vancouver Golf Course Clubhouse Expansion at 771 Austin Avenue**

The Committee reviewed the letter of explanation dated September 14, 2001 and the plans of the requested changes presented at this meeting.

Mr. E. Loots, the project architect, was in attendance to explain the proposed revisions. After explaining the changes and after answering the Committee's questions, the Committee recommended acceptance of the plan modifications and in particular the change in roofing material from cedar shakes to asphalt shingles called Grand Sequoia, in a Weathered Wood colour manufactured by GAF.

**507-2 Preliminary Review of Proposed "Montana's" Restaurant in the Southeast Portion of 1301 Lougheed Highway – File 01 157039 DP – First Review**

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The Committee reviewed the plans, coloured elevations and coloured material sample board all received in the Development Planning Section on August 23, 2001.

The Committee commented that the design character shows considerable promise; however, as the plan package was incomplete, the Committee could not fully comprehend the proposal. Revised and/or additional plans relating to the following are requested:

1. the scale of the floor plan must be adjusted to include the entire structure with dimensions added to verify sizes of projecting features;
2. a roof plan plus information on the location of the rooftop equipment and how it is to be screened;
3. photographs of the recently constructed Montana's Restaurant in a nearby city.

The Committee also requests that the applicants consider the following:

- a) adjusting the false parapets to aid in the screening of the rooftop equipment and to provide visual strength to these elements;
- b) landscaping the three empty areas as you approach the main entry and the take-out area;
- c) removing the lower belt course of river rock but introducing it to the take-out portion of the building. The removal and introduction would help in defining the entrance hierarchy;
- d) adjusting the roof over the take-out to a hip roof;
- e) identifying the locations of the stucco joints so the patterning can be visualized;
- f) deleting the bargeboards wherever they turn the outside corners.

In summary, while very encouraged by the proposal, additional plans are required to better explain the design plus consideration of the other matters identified by the Committee is felt to be warranted. The Committee would invite the applicants and their designers to a future meeting to present the plan modifications.

**507-3 Preliminary Review of Proposed Additions to the Real Canadian Superstore at 1301 Lougheed Highway – File 01 157039 DP – First Review**

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The Committee reviewed the plans, coloured elevations and coloured material samples of the building addition, garden centre and buggy storage buildings all received in the Development Planning Section on August 23, 2001.

507-3 cont'd/

The Committee, for ease of response, separated their comments as follows:

Cart Corrals

The Committee recommends acceptance of these new structures as they better resemble the parent structure in terms of colour and materials.

Garden Centre

The garden centre addition is acceptable; however, the apparent limited pedestrian space along its southern edge is questioned and is discussed further below in relation to site planning.

Building Addition and Site Planning

The existing building is a rather large uninspiring structure with little design merit. The westward expansion, which comes to within 3.0 metres of the property line, adds nothing to the community. The variance to the setback required to accommodate the addition as currently proposed, is not supported by the Committee. The applicants have not demonstrated how they propose to mitigate the negative impact the addition will have on the streetscape and potentially the homes across the street. Perhaps the location of the internal building functions in this corner could be relocated thereby not forcing the addition to come close to the street.

The garden centre location, with a narrow sidewalk along its southern edge, will create difficulties for patrons entering and leaving the building, as many will be forced to walk in the driveway. To perhaps solve this problem, the Committee suggests that the first parking space at the ends of the row of spaces along the adjusted driveway be eliminated. The 2.5 m – 3.0 m width of the parking space should then be split between the sidewalk in front of the garden centre and a new row of landscaped islands to be introduced to the parking area to the south. These new islands should be planted with a tall growing tree species.

To summarize, the Committee supports the design of the cart corrals and the garden centre but has serious concerns with the building addition and site planning as stated above. Revised plans and information are requested and the Committee would invite the applicants and their designer to a future meeting to present the plan modifications.

**ITEM IV – NEXT MEETING DATE**

Wednesday, October 3, 2001

ITEM V - ADJOURNMENT

8:00 p.m.

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CHAIR

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NEIL MAXWELL  
Secretary

CITY OF

# COQUITLAM

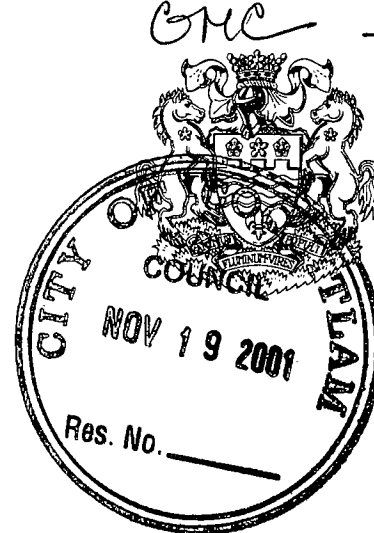
## INTER-OFFICE COMMUNICATION

2001 October 17

MEMO TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – OCTOBER 17, 2001**



A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, October 17, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

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

GUESTS: Mr. B. Shigetomi  
Mr. M. Elliott  
Mr. R. Gruzelier  
Mr. G. Nagel

STAFF: Neil Maxwell, Planning Technician

### **ITEM I - MINUTES OF SEPTEMBER 19, 2001**

The Committee approved the Design Committee Meeting Minutes of September 19, 2001.

### **ITEM II – BUSINESS ARISING FROM MINUTES**

None.

### **ITEM III – NEW BUSINESS**

#### **507-1 01 155383 DP - Preliminary Review of Proposed Exterior Alterations to the McDonald's Restaurant at 1131 Austin Avenue – Second Review**

The Committee reviewed the plans submitted previously plus the design revisions received in the Development Planning Section on October 11, 2001.

Mr. B. Shigetomi, the project architect, was in attendance to explain the design modifications and answer the Committee's questions. The Committee appreciated the background information on the applicant's design and marketing strategy as this was helpful in understanding the basis for the design direction.

507-1 cont'd/

At the previous meeting, the Committee had indicated that they felt the proposal was garish in its colour application and there were numerous design elements which needed to be simplified. The new design is certainly an improvement over the first submission, however, the Committee is of the opinion that further refinements are necessary with particular attention being paid to the colour scheme. A less intense colour scheme would certainly help the restaurant fit better with the character of the neighbourhood.

On the matter of landscaping and relationship to the neighbourhood, the Committee would suggest the following:

- 1) adjusting the location of the pedestrian connection to Austin Avenue from its current position to one which better aligns with the main entry to the building. At the same time the prominence of the connection should be increased through landscape elements, paving materials, physical size (width and height), etc.
- 2) additional street trees be added to the Austin Avenue and Ridgeway Avenue frontage;
- 3) planting should be introduced into the parking lot to reduce the negative affect of the large blacktopped area.

In summary, while progress is being made, further consideration is felt to be warranted, therefore revised plans in response to the above suggestions are requested.

507-2 **Preliminary Review of Proposed Exterior Alterations to the Eaton's Facade at Coquitlam Centre Mall, 2929 Barnet Highway – Third Review**

The Committee reviewed the preliminary plans received in the Development Planning Section on October 1, 2001.

The project architects, Mr. M. Elliott and Mr. R. Gruzelier, along with the owners' representative, Mr. G. Nagel, were in attendance to present the latest design concepts and answer the Committee's questions.

The Committee heartily supports the design direction indicated in the guideline pamphlet presented at this meeting. The images would definitely add flare, excitement and increase the urbanism of the most important commercial property in the Town Centre area.

The guidelines provide several examples of design elements which the landowner wishes to utilize in their redevelopment endeavours for the Eaton's facade. Certain elements are particularly important given their scale and impact e.g. the escalator. If that feature were to be lost due to leasing pressures, it would have a significant negative impact on the ultimate success of the centre and therefore every effort must be made to integrate some major design element on the south façade (even if the elevator is eventually eliminated).

507-2 cont'd/

To strengthen this objective, a statement should be integrated into the guidelines. Still with the matter of the guidelines, the Committee is of the opinion that the guidelines should be strengthened to make reference to the landmark element mentioned above plus the following items which are critical in the eyes of the Committee:

- 1) *weather protection.* Continuous protection would be ideal and that objective should be mentioned;
- 2) *the relationship of the indoor to the outdoor spaces; the meandering curbline, increased plaza space and additional street trees.* Ground level tenants must be reminded to incorporate and respect these outdoor amenities. This goal is relatively easy to achieve on the ground floor but should be an objective for the second floor tenants as well;
- 3) *transition between the existing mall and the new works;*
- 4) *signage.* Signs are key elements on the facades. They add colour, light and excitement yet if not handled sensitively, can detract from the overall objectives of the guidelines;
- 5) *upper level windows.* Existing glazing should be retained and new windows added wherever structurally possible. The use of false windows should be avoided. Second floor tenants should endeavour to take advantage of the glazing to help connect with the external environment.

In summary, the Committee is quite excited with the expressed goals and objectives of the landlord and the design team and therefore have no hesitation in offering their support to that end. They do believe that the guidelines need to be modified in the areas mentioned above to be more effective and to provide a guide to prospective tenants as to what is expected in these key areas.

507-3 **01 155767 CN - Review of Proposed Design Modifications to the Linens & Things Building at 1085 Woolridge Street**

The Committee reviewed plans received in the Development Planning Section on September 13, 2001 and the memo from staff dated October 11, 2001 which provides information on the plan modifications.

The Committee recommends acceptance of the proposed design modifications subject to the applicants adding evergreen trees to the landscape buffer in the creek area to compensate for the loss of the loading dock screening. The species, location, number, etc. can be left with staff, noting that the length of the planting should cover approximately 25 to 30 metres which is the length of the loading zones on that side of the building.



**ITEM IV – NEXT MEETING DATE**

Wednesday, November 7, 2001

**ITEM V – ADJOURNMENT**

8.45 p.m.



NEIL MAXWELL  
Secretary

NM/lmc

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CHAIR

CITY OF

# COQUITLAM

## INTER-OFFICE COMMUNICATION



2001 November 7

MEMO TO: Growth Management Committee

FROM: Design Committee

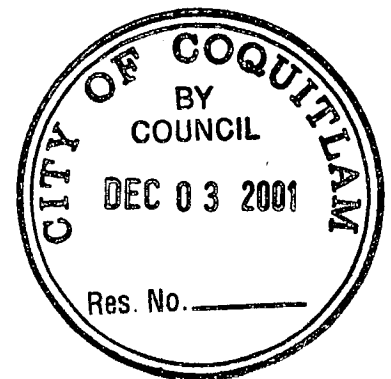
SUBJECT: **DESIGN COMMITTEE MINUTES – NOVEMBER 7, 2001**

A Regular Meeting of the Design Committee was held at 6:30 p.m. on Wednesday, November 7, 2001 in Room 339, 3000 Guildford Way, with the following persons present:

COMMITTEE MEMBERS: Mr. B. Aichberger (Acting Chair)  
Mr. K. Munro

GUESTS: Mr. R. Yabuki  
Mr. D. Taylor  
Mr. B. Low  
Mr. J. Domina  
Mr. O. Fernandez

STAFF: Neil Maxwell, Planning Technician



### ITEM I - MINUTES OF SEPTEMBER 19, 2001

Not dealt with due to lack of a quorum.

### ITEM II – BUSINESS ARISING FROM MINUTES

Not dealt with due to lack of a quorum.

### ITEM III – NEW BUSINESS

Even though there was no quorum present, the members who were there offered the following comments:

#### **507-1 01 158678 PY - Preliminary Review of Proposed Recreation Building on the Centennial High School Site at 570 Poirier Street - First Review**

The Committee reviewed the preliminary plans, coloured elevations and site photographs, all received in the Development Planning Section on October 31, 2001.

A delegation consisting of the project architects, Mr. R. Yabuki and Mr. D. Taylor, plus Mr. B. Low and Mr. J. Domina, representing the School District, was in attendance to explain the design concepts and answer any Committee questions.

507-1 cont'd/

After explaining the project and answering the Committee's questions, the Committee stated that the well organized presentation material and site photographs were a great help to the Committee in their visualization of how the new works relate to the existing buildings. The exterior design of the gymnasium has been handled very well and therefore the Committee has no hesitation in offering their support for the addition. The only area where some reservations were expressed relates to the somewhat limited space in and around the washrooms. The Committee understands that the spaces do meet minimum Code requirements, however, a further review is suggested to determine if additional space can be found and added to this area.

In summary, the Committee recommends acceptance of the project in preliminary with the one suggestion to review the spatial needs adjacent to the washrooms.

\*Mr. K. Munro left the meeting at this point and the remaining member offered the following comments on Item 2.

**507-2 Preliminary Review of a Proposed Industrial Building for "Art in Motion" at 2000 Brigantine Drive - First Review**

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The Committee reviewed the design concepts received in the Development Planning Section on October 31, 2001.

Mr. O. Fernandez, the project designer, was in attendance to explain the conceptual plans. After explaining the project and answering the Committee's questions, the Committee commented that it appears that the applicant is missing an opportunity to take advantage of the views to the Fraser River by orienting the front of the building to the north instead of the south. Having said that, the Committee stated that the building has good breaks in plan view, however, some vertical articulation in the office components would greatly enhance the proposed design. A good example of this suggestion can be seen in the first building constructed for this client at 2000 Hartley Avenue.

In addition to the above comment, the Committee suggests the following:

- 1) more emphasis to the middle recessed building façade on the front elevation is required. Perhaps additional glazing could be introduced to create the desired effect.
- 2) additional green space could be created by bringing forward some of the parking spaces along the south lot line and then planting the expanded area between the property line and the parking lot.

To summarize, the Committee stated that plans show considerable promise, however, further review of the above matters is felt to be warranted.

**ITEM IV – NEXT MEETING DATE**

Wednesday, November 21, 2001

**ITEM V – ADJOURNMENT**

8.00 p.m.



NEIL MAXWELL  
Secretary

NM/lmc

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ACTING CHAIR