

CITY OF _____

COQUITLAM

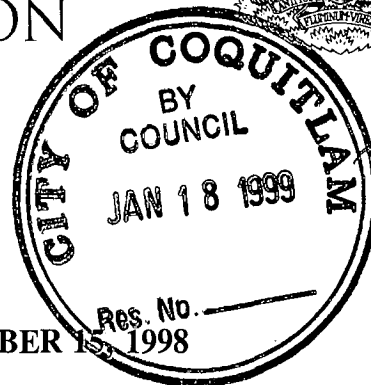
INTER-OFFICE COMMUNICATION

1998 December 15

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - DECEMBER 15, 1998



A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, December 15, 1998, with the following persons present:

COMMITTEE MEMBERS: Mr. B. Aichberger
Mr. W. Haley
Mr. D. Mitchell
Mr. A. Smode

GUESTS: Mr. J. Scott
Mr. D. Nelin
Mr. C. Lochhead
Mr. D. James

STAFF: Mr. N. Maxwell, Planning Technician

1) (98 125941 PY) PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF UNITED BOULEVARD AND SCHOONER STREET AT 2000 UNITED BOULEVARD - SECOND REVIEW

The Committee reviewed the preliminary plans and coloured elevation drawings received in the Development Planning Section on November 03, 1998, and the coloured landscape boards submitted on December 15, 1998.

Mr. J. Scott, the project architect and Mr. D. Nelin, the applicant's representative, were in attendance to respond to the Committee's past comments. After explaining the project history and design rationale, Mr. Scott and Mr. Nelin left the meeting.

The Committee thanks the delegation for the background in the site choice, the various office components and possible future options. The Committee agrees with the applicant's overall goals and objectives. However, they are of the opinion that the building still requires further review. The following matters should be given consideration:

1. cont'd/

- 1) the introduction of a design element which would add interest to the building, particularly on the corners;
- 2) an accent colour to provide more "life" to the design;
- 3) a pergola or trellis feature on the southwest corner of the building plaza to introduce more interest;
- 4) a response to the previous landscape comment with the further suggestion that additional planting should be provided along the base of the building.

In addition to the above, the Committee requests clarification of the building accent lighting and the submission of a sketch perspective.

2. (98 126088 MF) BUILD PERMIT REVIEW OF PROPOSED 86 UNIT MULTI-FAMILY APARTMENT PROJECT ON THE NORTHEAST CORNER OF BRUNETTE AVENUE AND MARMONT STREET - FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on November 17, 1998 and the landscape plans submitted on December 9, 1998.

A delegation consisting of Mr. C. Lochhead and Mr. D. James was in attendance. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project while noting the following matters must first be addressed to the satisfaction of the Manager of Development Services:

- 1) a quality retaining wall and fencing detail be provided along the street edges, particularly Brunette Avenue;
- 2) an updating of the landscape plan to clearly indicate the location of ground covers, noting they should be utilized in the public areas and along all street edges relating to retaining walls;
- 3) a reworking of the narrow lawned areas beyond the patios along Brunette Avenue since these areas are essentially unmanageable given their size and gradient. If lawn is to be retained, the slope should be in a more modest range and of a usable and maintainable size;
- 4) the exhaust vents from the parking garage must be screened to reduce the negative affect these facilities will have on the project in general and the adjacent units in particular;

2. cont'd/

- 5) the blank end conditions on the two northern wings of Building One must be given a more sensitive treatment. Windows and dormers should be considered if technically feasible.

3. (98 126257 AE) BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATION TO COMMERCIAL BUILDING UNDER CONSTRUCTION AT 405 NORTH ROAD - SECOND REVIEW

The Committee reviewed the plans received in the Development Planning Section on November 20, 1998, the coloured elevation and paint chips submitted on November 26, 1998 and the contextual elevation received December 11, 1998


The extended elevation drawing reinforces the Committee's initial impression that the proposed design is not well integrated into the architecture of the existing building. The particular concerns are the proposed colour scheme, windows and millions, loss of canopies, and the interruption in architectural rhythm of the building.

The Committee would recommend that the applicants appear at a future meeting to discuss this proposal. Photographs of the existing building should also be submitted.

4. (98 126050 MF) BUILDING PERMIT REVIEW OF A PROPOSED 10 UNIT TOWNHOUSE PROJECT AT 1651 PARKWAY BOULEVARD

The Committee reviewed the plans received in the Development Planning Section on November 12, 1998 and the coloured information submitted earlier.

The Committee recommends acceptance of the project.


Neil Maxwell
Secretary

NM/fb

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INTER-OFFICE COMMUNICATION



1999 January 05

TO: Growth Management Committee

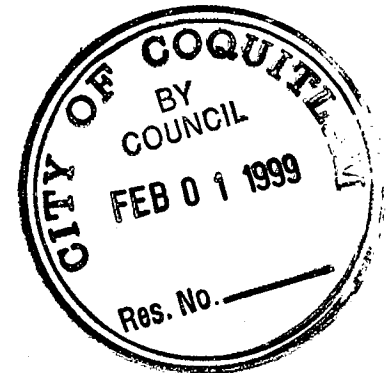
FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - JANUARY 05, 1999

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, January 05, 1999, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. W. Haley
Mr. D. Mitchell
Mr. G. Shinkewski
Mr. A. Smode



GUESTS:

Mr. J. Scott
Mr. D. Nelin
Ms. J. Bumen
Mr. R. Gibson

STAFF:

Mr. N. Maxwell, Planning Technician

1) (98 126512 AM) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND A NEW CANOPY FOR THE PETRO CANADA SERVICE STATION AT 948 AUSTIN AVENUE - FIRST REVIEW

The Committee reviewed the preliminary plans received in the Development Planning Section on December 21, 1998.

The Committee recommends acceptance of the proposed work.

2. (98 125941 PY) PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF UNITED BOULEVARD AND SCHOONER STREET AT 2000 UNITED BOULEVARD - THIRD REVIEW

The Committee reviewed the preliminary plans and coloured elevation drawings received in the Development Planning Section on November 03, 1998, the coloured landscape boards submitted on December 15, 1998, and the revised plans presented at this meeting.

Mr. J. Scott, the project architect and Mr. D. Nelin, the applicant's representative, were in attendance to respond to the Committee's past comments. After explaining the plan modifications, Mr. Scott and Mr. Nelin left the meeting.

The Committee thanks the applicants for their prompt response to the past comments, especially the request for the submission of a coloured perspective. The perspectives submitted demonstrate that the building is well articulated and that the main entrance has sufficient prominence and interest that additional design elements are not necessary. The colour alternatives, except for the version with the blue accent stripe, are all heartily supported. The Committee would leave the ultimate choice to the design team and the applicants. Turning to other issues, the Committee commented as follows:

1. the landscape plan must be updated to respond to the past comment regarding perimeter parking lot screening;
2. a screening detail around the refuse and recycling area needs to be developed which is complementary to the building design;
3. careful detailing is required to ensure that floor system over the main entrance is concealed;
4. a lighting plan for both the building and parking area should be developed.

In summary, the Committee recommends acceptance of the project subject to the above items being resolved to the satisfaction of the Manager of Development Services, prior to issuance of the building permit.

3. (98 126257 AE) BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO COMMERCIAL BUILDING UNDER CONSTRUCTION AT 405 NORTH ROAD - THIRD REVIEW

The Committee reviewed the plans received in the Development Planning Section on November 20, 1998, the coloured elevation and paint chips submitted on November 26, 1998, the contextual elevation received December 11, 1998, and the coloured photographs of the site and a similar facility presented at this meeting.

The project architect, Ms. J. Bumen and the client, Mr. R. Gibson, were in attendance. After explaining the proposed works and the existing facility in Richmond, Ms. Bumen and Mr. Gibson left the meeting.

The Committee does not support the exterior alterations as currently proposed. The area under consideration is prominently located immediately adjacent to the main hotel entrance and the existing building's architectural elements have not been integrated into the proposed design. Consequently the Committee recommends that the applicants rethink their proposal with a view to integrating the pub design with that of the hotel. Particular attention must be paid to the transition points on the edges of the pub's frontage. When preparing revised plans for the Committee's consideration, the applications should also include information on the following:

1. the colour and design detailing of the patio railing, planters, furniture and outdoor heating units;
2. the choice of exterior building materials, colours and textures;
3. a proper plan representation of the works proposed around the main pub entrance.
4. an updated landscape plan including information on the plant species in the planters and an upgrading of the size of the trees beside the outside patio.

The re-submission should include an enlarged and extended elevation drawing which clearly demonstrates how the pub proposal relates to the adjacent ground floor and upper level uses.



Neil Maxwell
Secretary

NM/lmc

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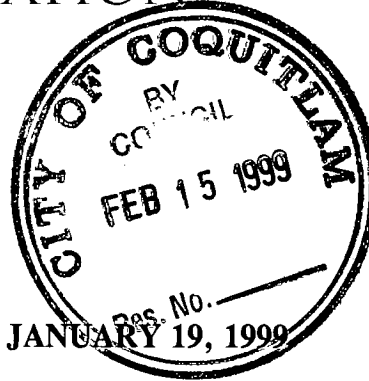


1999 January 19

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - JANUARY 19, 1999



T-1

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, January 19, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. A. Smode, Chairperson
Mr. B. Aichberger
Mr. W. Haley
Mr. D. Mitchell
Mr. G. Shinkewski

STAFF: Emily Chu, Manager Development Services
Neil Maxwell, Planning Technician

1) (98 126088 MF) BUILDING PERMIT REVIEW OF PROPOSED 86-UNIT MULTI-FAMILY APARTMENT PROJECT ON THE NORTHEAST CORNER OF BRUNETTE AVENUE AND MARMONT STREET AT 1111 BRUNETTE AVENUE - SECOND REVIEW

The Committee reviewed the plans received in the Development Planning Section on November 17, 1998, and the revised drawings submitted on December 23, 1998.

The revised treatment proposed for the north facade of the east wing of Building 1 is supported, however, the north facade of the west wing of this same building requires further review. This portion of the building, if it were to "mirror" the other wing would be acceptable. The Committee commented that if a true window and dormer could not be provided, then false ones would be acceptable.


The Committee recommends acceptance of the project subject to the above matter being resolved to the satisfaction of the Manager of Development Services. It was noted that there are four issues from the past meeting which are still outstanding.

**2. DISCUSSION ON DESIGN COMMITTEE TERMS OF REFERENCE,
OPERATIONS AND MEMBERSHIP**

Ms. E. Chu was in attendance to discuss the above topic with the Committee. The discussion centred generally on their role in providing design advice to Council and to staff on planning and building permit applications as well as the membership composition and various committee procedures.

CHAIRPERSONS FOR 1999

JANUARY	-	Adi	JULY	-	Adrian
FEBRUARY	-	Bill	AUGUST	-	Adi
MARCH	-	Gerry	SEPTEMBER	-	Bill
APRIL	-	Weldon	OCTOBER	-	Gerry
MAY	-	David	NOVEMBER	-	Weldon
JUNE	-	Paul	DECEMBER	-	David


Neil Maxwell
Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1999 March 2

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - MARCH 2, 1999



A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, March 2, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. A. Smode, Chairperson
Mr. D. Mitchell
Mr. A. Lao

STAFF: Neil Maxwell, Planning Technician

1) **(99 101452 PY) PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF GOLDEN DRIVE WEST OF UNITED BOULEVARD AT 100 GOLDEN DRIVE - FIRST REVIEW**

The Committee reviewed the preliminary plans and colour information received in the Development Planning Section on February 5, 1999.

Mr. R. Ramsey, the project designer, was in attendance to present the development. After explaining the design and after answering the Committee's questions, Mr. Ramsey left the meeting.

The Committee recommends acceptance of the project in preliminary while offering the following comments:

- 1) the two entrances should be given greater prominence. This may be achieved through a combination of signage, increase awning size, lighting or other means;
- 2) the light blue colour proposed for the awnings is rather weak. The colour indicated on the coloured elevation is much more vibrant and has a greater contrast to the grey building colour;
- 3) the site landscaping should be extended up the side lot lines to the extent indicated on the site plan. The plant selection should be consistent with the landscape along the front property line. Still with landscaping, the applicants are encouraged to develop an area for staff lunches and breaks, etc.;

Design Committee Minutes
1999 March 2

1. cont'd/

- 4) any rooftop mechanical equipment should be screened or "unpainted out";
- 5) a refuse container location should be identified and a screening detail developed.

In summary, while supporting the proposed design, the Committee would request consideration of the above, and that the applicants advise staff, at the building permit application stage, how they have responded.

**2) (98 125503 DP) PROPOSED ADDITION TO THE 7-ELEVEN BUILDING AT 1031
BRUNETTE AVENUE**

The Committee reviewed again, at the direction of the Growth Management Committee and Council, the possibility of creating an enhanced design that responds more fully to the Maillardville Design Guidelines. With the foregoing in mind, the Committee offered the following suggestions:

- 1) the proposed new entrance has no identity. The applicants should consider a downsizing of the existing fascia sign and then introduce a new second roof projection and sign, of identical size, over the new entry;
- 2) a wrought iron grill could be manufactured and applied over the lower store front glazing. The design should repeat the existing style of the ironwork above the existing entrance. This would introduce another level of detail, thus providing more interest;
- 3) the existing bollards should be straightened, adjusted for height consistency and then properly secured;
- 4) the asphalt sidewalk, if modified to any interlocking brick paver in a complementary colour, would also add to the quality of the project.

The modest design refinements suggested above would all help to strengthen the design of this building. If implemented, it would demonstrate corporate leadership and a willingness to cooperate with the local government in its design objectives.

Neil Maxwell
Neil Maxwell
Secretary

NM/fb

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



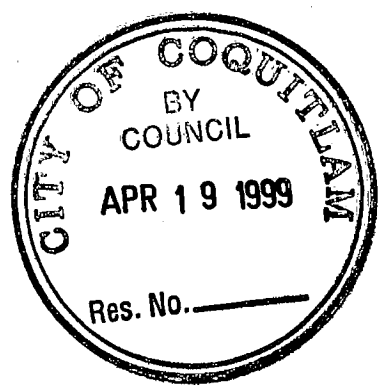
T-1

1999 March 16

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES - MARCH 16, 1999**

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, March 16, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. B. Aichberger - Chair
Mr. P. Kwasnicky
Mr. A. Smode
Mr. D. Mitchell
Mr. A. Lao
Mr. W. Haley



GUESTS: Mr. M. Elliot
Mr. P. Wreglesworth
Mr. R. Czemerys
Mr. B. Hemstock
Mr. G. Nagle

STAFF: Laura Giesbrecht, Planning Technician

1) (99 118990 DP) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE EXISTING McDONALD'S RESTAURANT AT 1131 AUSTIN AVENUE - FIRST REVIEW

The Committee reviewed the preliminary plans and colour elevation drawings received in the Development Planning Section on March 1, 1999.

The Committee recommends acceptance of the project while suggesting that the applicant consider the introduction of a canopy over the "face-to-face" area to provide protection from the elements.

2) (99 119858 DV) PRELIMINARY REVIEW OF THE PROPOSED ALTERATIONS AND ADDITION TO THE EXISTING MOTEL AT 730 CLARKE ROAD - FIRST REVIEW

The Committee reviewed the plans and coloured photographs received in the Development Planning Section on March 11, 1999, and the material sample board and coloured elevation drawings received on March 16, 1999.

The Committee finds the design of the alterations to be quite disjointed and suggests the applicant consider a more unified design which will take into consideration the integration of the addition with the design elements of the existing building. The Committee also requests clarification on the following:

- a) Are the existing second floor canopies to be removed or will they remain?
- b) The location of the signage.
- c) Does the landscape treatment meet bylaw compliance? If modifications to the landscaping on-site are required, the Committee requests these plans be submitted for their review.

The Committee also requests that the revised drawings include a plan of the entire south elevation to show how the proposed design elements integrate with the expression of the existing building.

3) (99 119515 DP) PRELIMINARY REVIEW OF THE PROPOSED ADDITION TO THE EXISTING COQUITLAM CENTRE SHOPPING MALL AT 2929 BARNET HIGHWAY - FIRST REVIEW

The Committee reviewed the plans and photograph boards received in the Development Planning Section on March 5, 1999, the material sample board, coloured perspective drawings and other coloured information presented at this meeting.

Mr. M. Elliot, Mr. P. Wreglesworth and Mr. Roman Czemerys, the project architects, Mr. B. Hemstock, the landscape architect, and Mr. G. Nagle, representing the property owner, were in attendance to present the project. After explaining the proposed expansion and answering the Committee's questions, the delegation left the meeting.

The Committee commends the delegation for their thorough and interesting presentation, finds the project to be quite exciting and has no objection to the proposed height variance. While the Committee feels the project is generally "headed in the right direction", they request revised plans and information on the following items:

3) cont'd/

Outdoor Plaza

- 1) *exterior relates to interior.* Details of how the exterior of the outdoor plaza relates to the interior space are requested. The plan view of this area did not depict the same information as was shown in the perspective drawing.
- 2) *the covered area.* The covered area at the north side of the plaza to serve as an edge definition needs to be strengthened through design, scale or colours, etc.
- 3) *the parking.* The parking area north of the plaza does not appear to function well.
- 4) *the north corner.* The 45 degree corner along the north side of the plaza provides too hard an edge to the plaza, is not pedestrian-friendly, and hides the plaza from the north.
- 5) *east mall store front area.* The pedestrian environment in this area heading south from the outdoor plaza area needs more definition.

Elevations

- 1) *a model.* A model of the development is requested to better demonstrate the scale and massing of the project and reflect the transition between the "old" and the "new".
- 2) *the entrances.* There is a lack of identity to the building entrances and they appear lost in the busy elevations. More identity could be given to these areas through the introduction of distinctive design elements, uses of exterior building materials, increase in building height over the entrances, etc.
- 3) *the exterior materials.* The elevation drawings should include detailed information regarding the materials to be used on the exterior of the building, the location of those materials and proposed material colours.
- 4) *the building integration.* The integration of the "old" with the "new" works well on the east elevation due to the large change in grade. This transition should be reviewed further for the south and west elevations.
- 5) *the north elevation.* The north elevation appears to be a "blank wall". More attention should be paid to this area given its high visibility as a terminus point for Pacific Street. The open loading bays in this area are also problematic and should be reconsidered.

3) cont'd/

Elevations cont'd/

- 6) *the north east elevation.* There is a lack of detail and attention paid to the area north of the outdoor plaza compared to the east elevation.
- 7) *the signage.* Without the signage the building architecture appears somewhat repetitive and mundane. A complete signage and urban element guideline package is requested. This package should also take into account how to mix the "old" with the "new".
- 8) *the roof top mechanical equipment.* Information on how any additional rooftop mechanical equipment will be screened.
- 9) *the lighting.* A lighting package is requested to show how the applicants propose to handle the lighting of the building exterior, pedestrian areas, outdoor plaza, parking areas, etc.

Pedestrian Elements

- 1) *the High Street.* The area for the terminus of the High Street is felt to be weak and more attention should be paid to this area. The linkages from High Street to the outdoor plaza should also be strengthened.
- 2) *the pedestrian character.* The Committee strongly supports the introduction of a greater sense of pedestrian character throughout the site but feels it is somewhat weak. The applicant may wish to consider increasing the walkway width.
- 3) *the pedestrian entries from the perimeter of the site.* More attention needs to be paid to these site access points. Consideration should also be given to the introduction of landmark treatments at the corners of the site.
- 4) *the pedestrian system.* Detailed confirmation of realistic widths for the pedestrian system through the site and how this relates to the urban character are requested. The on-site pedestrian circulation on and across the outer ring road is felt to be problematic in terms of pedestrian safety and more consideration of this issue is warranted.
- 5) *the handicapped access.* Details regarding the provisions for handicapped circulation through the site are requested.
- 6) *the building frontage.* Consideration should be given to animating the building frontage especially in the store front retail areas.
- 7) *the details.* Details of the furnishings, street lighting, paving, bus stops, etc. are requested.

3) cont'd/


Landscaping

- 1) *the perimeter landscaping.* The character of the perimeter landscaping can be preserved but it should be upgraded in concept and material quality.
- 2) *the landscape materials.* The quality of finishes should extend to the landscape materials and the use of a higher quality material than stamped asphalt (for example) should be considered. The applicant should also consider matching (but not duplicating) the unique flavour of the High Street materials.
- 3) *the "old" and the "new" landscaping.* Consideration should be given to integrating the "old" landscaping with the "new" urban flavour.
- 4) *the landscape separation.* Details of how the applicants propose to handle the landscape separation/treatment along the north elevation is requested.
- 5) *the plant materials.* Greater species diversity for both the proposed trees and shrubs should be considered.

Roof Top Parking Area

- 1) *the landscaping.* Screening of the perimeter of the rooftop parking area through landscaping is requested. Planting should also be provided to break up the expanse of asphalt in this area.
- 2) *entrance to elevators.* The details of the entrance areas from the rooftop parking to the elevators need to be shown.
- 3) *the north access ramp.* The ramp location is thought to be awkward and traffic safety may be an issue.

The Committee also requests plans detailing how the integration of the "old" with the "new" will be achieved in the interior of the building and how the design of the new main spaces and entrance relate to the building exterior. In addition, information regarding the proposed timing and phasing of the project is requested.



Laura Giesbrecht
Acting Secretary

LG/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1999 April 6

TO: Growth Management Committee

FROM: Design Committee

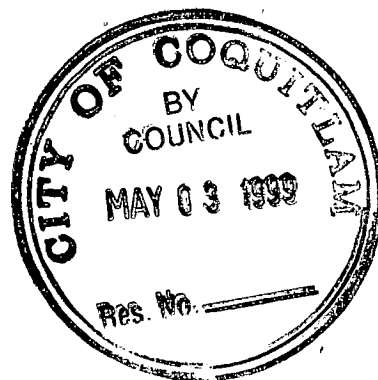
SUBJECT: **DESIGN COMMITTEE MINUTES - APRIL 6, 1999**

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

COMMITTEE MEMBERS: Mr. W. Haley (Chair)
Mr. A. Smode
Mr. A. Lao

GUESTS: Mr. F. Noormohamed
Ms. T. Milovic
Mr. L. Conway
Mr. C. Deery
Mr. J. Cooper
Mr. A. Tanzer
Mr. T. Hale
Mr. B. Hemstock
Mr. M. Elliot
Mr. P. Wreglesworth
Mr. R. Czemerys
Mr. J. Nagle

STAFF: Mr. N. Maxwell, Planning Technician



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

- 1) **(98 126257 AE) PROPOSED EXTERIOR ALTERATIONS TO COMMERCIAL BUILDING AT 405 NORTH ROAD FOR THE "FOGGY DEW PUB" - FOURTH REVIEW**

The Committee reviewed the revised plans received in the Development Planning Section on March 24, 1999.

The Committee thanks the applicants for their cooperation in resolving the issues relating to this proposal. The retention of the existing base brick material on the building and the "lightening up" of the colour scheme are all positive features which are recommended by the Committee. If the applicant so chooses, the Committee would also support the idea that more colour emphasis could be created if the current charcoal colour were to be changed to black but still retaining the gold accent letters, exterior lights, etc. The ultimate choice will be left to the applicants.

In summary, the Committee recommends acceptance of the alterations as proposed or as alternatively suggested.

2) **(99 119797 DP) PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATION TO A MOTEL ON THE NORTHEAST CORNER OF LOUGHEED HIGHWAY AND GULBY STREET AT 631 LOUGHEED HIGHWAY - FIRST REVIEW**

The Committee reviewed the plans, coloured perspectives and coloured photographs all received in the Development Planning Section on March 11, 1999.

The project architects, Mr. F. Noormohamed and Ms. T. Milovic, were in attendance to present the proposal. After explaining the alterations and answering the Committee's questions, the delegation left the meeting.

The Committee certainly agrees with the applicants and the design team that the existing facility could benefit from a new, more modern exterior design treatment. Even though they want to offer support and encouragement, the Committee felt that the following key aspects of the design warrant further review:

- 1) the turrets, the new roof forms and the metal beams should not be seen as decoration or appliqué but truly serve a function and complement the design
- 2) the turrets on the roofs provide only limited weather protection to the walls below;
- 3) the architectural style; perhaps one which is more local would be more appropriate;
- 4) the long term durability of repainting the metal roofs to the new colour.

Other aspects which warrant consideration are:

- a) the developing of a building and site lighting plan;
- b) an upgrading of the on-site landscaping particularly adjacent to the porte cochere and the restaurant.

When plans and information are being prepared in response to the above, the plan submission must be expanded to include all sides of the existing motel.

3) (99 120364 RZ) PRELIMINARY REVIEW OF A PROPOSED IMAX THEATRE AND 50 LANE BOWLING CENTRE ON THE NORTHWEST CORNER OF SCHOOLHOUSE STREET AND LUCILLE STARR DRIVE AT 230 SCHOOLHOUSE STREET - FIRST REVIEW

The Committee reviewed the preliminary plans, coloured elevation drawings and coloured perspective all received in the Development Planning Section on March 22, 1999.

The project team, consisting of Mr. J. Cooper, Mr. C. Deery, Mr. L. Conway and Mr. A. Tanzer, were in attendance to present the development. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee is encouraged by the amount of glazing proposed for the east facade of the bowling centre which faces Schoolhouse Street. Similarly, the extent of landscaping proposed in that same area and around the site is endorsed. Turning to other aspects of the design, the Committee commented as follows:

- 1) the transition between the theatre and bowling centre appears very awkward. This is particularly evident when the rooflines and roof forms are examined. When reviewing this, the applicants could consider the following:
 - a) an increase in the prominence of the roof element over the central entrances to the bowling centre and a lessening of the two on the ends;
 - b) the mansard roof form proposed for the bowling centre. The intention to use a design element which would relate to the Maillardville area to the north is recognized; however, a different roof treatment may afford the designers more flexibility.
- 2) the west elevation of the bowling centre, except for the entrance, is a long rather uninspiring wall. Consequently, additional design consideration is thought to be warranted. Additional glazing at the entry and additional planting adjacent to the building may help in this area;
- 3) the north elevation is also a large wall with limited design interest. Since it will be quite visible when approached from the north, further review of this elevation is also warranted;

Design Committee Minutes
1999 April 6

- 4) the applicants desire to locate all of the utility functions, i.e. compactor, loading, refuse and recycling adjacent to the main bowling centre entry is questioned. While being necessary, perhaps some of these could be located to a less prominent location thereby providing more opportunities for landscaping, glazing, etc.;
- 5) a building and site lighting plan should be developed and the concepts presented for consideration;
- 6) the coloured perspective and the coloured elevations both depict a colour scheme which is much more vibrant than the actual coloured samples displayed on the material board. The Committee prefers the image depicted in the perspective.

In summary, while supportive of the project, revised plans and information which responds to the above are requested.

4) (99 119790 RZ) PRELIMINARY REVIEW OF A PROPOSED 60 UNIT TOWNHOUSE APARTMENT PROJECT AT 2351 PARKWAY BOULEVARD - FIRST REVIEW

The Committee reviewed the preliminary plans, coloured perspective, coloured elevations and material samples all received in the Development Planning Section on March 11, 1999.

The project architect, Mr. T. Hale, and the landscape architect, Mr. B. Hemstock, were in attendance to present the development. After explaining the project and answering the Committee's questions, Mr. Hale and Mr. Hemstock left the meeting.

The Committee complimented the design team on their thorough and well organized presentation. The project is recommended in preliminary and the Committee has no objection to this application proceeding to Public Hearing. If this development does proceed, the Committee requests that the following items be resolved prior to the issuance of the building permit:

- 1) confirmation of the retaining wall building material;
- 2) introduction of a few visitor parking spaces on the lower road to better serve Building Blocks H-K;
- 3) creation or introduction of a more meaningful amenity feature or features for a project of this size.

5) **(99 119561 RZ) PRELIMINARY REVIEW OF THE PROPOSED ADDITION AND ALTERATIONS TO THE COQUITLAM CENTRE SHOPPING MALL AT 2929 BARNET HIGHWAY - SECOND REVIEW**

The Committee reviewed the revised plans, colour information, sketch perspectives and covering letter of explanation as presented at this meeting.

Mr. M. Elliot, Mr. P Wreglesworth and Mr. R. Czemerys, the project architects, Mr. B. Hemstock, the landscape architect, and Mr. G. Nagle, the owner's representative, were in attendance to respond to the Committee's past comments. After explaining the revisions and answering the Committee's questions, the delegation left the meeting.

The Committee commends the design team on their thorough response to the issues raised at the last meeting. The Committee has no hesitation in recommending, in preliminary, the expansion and the other works proposed for the site. The issues which are still outstanding relate to signage, lighting and pedestrian elements such as furnishings, etc. These matters can be submitted after the Public Hearing once they have been "firmed up".



Neil Maxwell
Secretary

NM/fb

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1999 April 20

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - APRIL 20, 1999



A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, April 20, 1999, with the following persons present:

COMMITTEE MEMBERS:

Mr. W. Haley (Chair)
Mr. B. Aichberger
Mr. A. Lao
Mr. D. Mitchell
Mr. A. Smode

GUESTS:

Mr. F. Noormohamed
Mr. L. Conway
Mr. C. Deery
Mr. J. Kristianson
Mr. R. Daykin
Mr. R. Simpson
Mr. M. Dale
Mr. B. Low
Mr. F. Giampa

STAFF:

Mr. N. Maxwell, Planning Technician

1) **(99 119797 DP) PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO A MOTEL ON THE NORTHEAST CORNER OF LOUGHEED HWY AND GUILBY STREET AT 631 LOUGHEED HIGHWAY - SECOND REVIEW**

The Committee reviewed the plans, coloured perspectives and coloured photographs, all received in the Development Planning Section on March 11, 1999.

The project architect, Mr. F. Noormohamed was in attendance to present the proposal. After explaining the alterations and answering the Committee's questions, Mr. Noormohamed left the meeting.

The Committee thanks the designer for the prompt response to the issues raised at the last meeting. The introduction of the glass on the metal beams, the refinement of the beam spacing on the front elevation and the development of a lighting concept are all notable improvements. The project can now be supported in preliminary. The Committee did however suggest that the applicants undertake the following:

1. a deletion of the metal beam projections on the towers as discussed;
2. a modification of the building lighting to wall sconces which would cast light upwards and downwards;
3. the development of a landscape plan which modifies and upgrades the existing conditions;
4. the use of a lighter colour for the body of the building.

If this project proceeds to the building permit application stage, the Committee would be looking for plans of all building facades and a specific response to the above items.

2) **(99 120328 CN) BUILDING PERMIT REVIEW OF A PROPOSED MAINTENANCE AND STORAGE BUILDING AT 515 EBERT AVENUE - FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured elevations and material samples all received in the Development Planning Section on April 15, 1999, along with the landscape drawings submitted on April 20, 1999.

A delegation consisting of the building architect, Mr. R. Simpson and Mr. R. Daykin, representing the Leisure & Park Services Department were in attendance to present the project. After explaining the proposal and answering the Committee's questions, Mr. Simpson and Mr. Daykin left the meeting.

The Committee recommends acceptance of the project and would commend the applicants on their efforts in gaining community support and involvement for this very worthwhile proposal.

3) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO DR. CHARLES BEST SCHOOL AT 2525 COMO LAKE AVENUE - FIRST REVIEW

The Committee reviewed the preliminary plans received in the Development Planning Section on April 14, 1999, and the coloured information and photographs presented at this meeting.

Mr. M. Dale, the project architect, plus Mr. B. Low and Mr. F. Giampa representing the School District were in attendance to present the proposal. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the opportunity to provide design comments on the preliminary plans before the working drawings are finalized. With that in mind, the Committee offered the following suggestions:

1. The main school entry should have greater emphasis. Perhaps this could be achieved through a combination of landscaping, an entrance canopy, signage, etc.
2. The two secondary public entrances also need greater emphasis.
3. The large eastern parking lot should be reconfigured to create a greater separation from it and the adjacent track and soccer field.
4. A landscape plan must be developed. The plan should address the following:
 - a) the entrance identity referred to in Item 1. above;
 - b) the breaking down of the large eastern parking lot with trees and an edging of the lot with appropriate low growing plant material;
 - c) the need to provide for a student connection from the gym, through the parking lot to the track;
 - d) the plan should identify existing material and how it can be supplemented to "freshen up" the existing conditions;
 - e) the location of any proposed fencing as well as a detail need to be provided.

The Committee would be looking for a response to the above items when this project reaches the building permit application stage.

4) (99 120364 RZ) **PRELIMINARY REVIEW OF A PROPOSED IMAX THEATRE AND 50-LANE BOWLING CENTRE ON THE NORTHWEST CORNER OF SCHOOLHOUSE STREET AND LUCILLE STARR DRIVE AT 230 SCHOOLHOUSE STREET - SECOND REVIEW**


The Committee reviewed the revised preliminary plans and coloured elevation drawings received in the Development Planning Section on April 14, 1999.

The project team, consisting of Mr. C. Deery, Mr. L. Conway and Mr. J. Kristianson, were in attendance to present the revised plans. After explaining the plan modifications and answering the Committee's questions, the delegation left the meeting.

The Committee supports the design as now proposed. The modifications to the plans including colour and landscaping have raised the level of design and improved on the transition issue to a point where the project can be supported in preliminary, including the requested height variance. There are however a few items which warrant further review and they are as follows:

1. The two extreme mansard roof "ends" on the Schoolhouse Street elevation should be replaced with a silver painted surface. This may help with the transition between the Imax Theatre and the bowling centre and how the colours "turn the corner" on the northeast corner of the building. If the roof becomes silver on the northeast corner, then the colours on the north and rear elevations must be modified accordingly as discussed.
2. The proposed landscaping in the planting strip along the north lot line. The trees should be adjusted to a larger growing species, such as the Red Japanese Maples proposed along Schoolhouse Street. The underplanting of these same trees should be upgraded from lawn to a shrub to better screen the parking lot.

If this project proceeds, the Committee would be looking for a specific response to the above at the building permit application stage.


Neil Maxwell
Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1999 May 04



T-1

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - MAY 04, 1999

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, May 04, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. D. Mitchell (Chair)
Mr. B. Aichberger
Mr. A. Lao
Mr. A. Smode

GUEST: Mr. B. Sim

STAFF: Mr. N. Maxwell, Planning Technician



1) **(99 127307 DP) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING AT 1042 AUSTIN AVENUE -FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured perspective and coloured photograph, all received in the Development Planning Section on April 28, 1999.

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

The Committee supports the general design direction and in particular the strong vertical building elements on the sides of the front elevation. Some concern however was expressed in relation to the following:

1. *The Signage.* The floating sign on the front elevation is interesting. The Committee believes that this key element in the design should be less constrained. A more creative signage concept would help to establish a greater identity on this section of the street facade.
2. *The Upper Horizontal Band.* The band which connects the two ends is somewhat uninspiring and too reflective of the adjoining buildings.

Revised plans in response to the above items are requested. The Committee would also request information on the proposed exterior lighting as it will have an impact on the design and on the Committee's review.

2) **(99 101452 PY) PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 100 GOLDEN DRIVE - SECOND REVIEW**

The Committee reviewed the revised preliminary plans received in the Development Planning Section on April 09, and April 27, 1999, along with the original and revised colour scheme.

The Committee commented that the more vibrant awning and door colour does generate the contrast depicted on the coloured elevation. Turning to other aspects of the project, the Committee commented as follows:

- 1) The two entrances should be given greater emphasis. Perhaps this could be achieved through a combination of signage, accent lighting, increased awning size or other means.
- 2) The planting proposed along the north lot line is good in terms of initial planting size, however, the number of the cedars is somewhat sparse for the area to be covered. The quantities should be increased or alternatively the planting could be compressed to provide a more effective screen for the truck parking beyond. The plant species proposed for the area along the south lot line adjacent to the driveway and similar areas moving northwards must be identified.

The Committee recommends acceptance of the project subject to the above remaining issues being resolved to the satisfaction of the Manager of Development Services at the Building Permit application stage.

3) **(99 119858 DV) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO EXISTING MOTEL AT 730 CLARKE ROAD - SECOND REVIEW**

The Committee reviewed the revised preliminary plans received in the Development Planning Section on April 28, 1999, and the coloured information submitted previously on March 16, 1999.

The Committee can appreciate the difficult challenges involved with trying to modernize an older facility such as this motel. While encouraged with the design modifications which have occurred, the Committee is concerned that the project is still somewhat disjointed and lacks unity. To better understand the proposal and the design rationale, the Committee would invite the project architect to the next meeting to explain the development. The Committee would also request the following:

- 1) An enlarged and colour-rendered elevation be prepared;
- 2) The applicant upgrade the landscaping along the rear lot line in terms of fencing and planting;
- 3) Clarification and information be provided on the second floor canopies and signage as requested previously.

4) (98 125455 PY) PRELIMINARY REVIEW OF A PROPOSED McDONALD'S RESTAURANT ON THE NORTHWEST CORNER OF WOOLRIDGE AVE. AND KING EDWARD STREET AT 1095 WOOLRIDGE AVENUE - SECOND REVIEW

The Committee reviewed the revised preliminary plans received in the Development Planning Section on April 28, 1999.

The revised preliminary plans are heartily supported and the Committee has no objection to this project proceeding to the Building Permit application stage.



Neil Maxwell
Secretary

NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

1999 May 18



T-1

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - MAY 18, 1999

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, May 18, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. B. Aichberger
Mr. W. Haley
Mr. A. Smode

GUESTS: Mr. B. Sim
Mr. Z. Verjee

STAFF: Mr. N. Maxwell, Planning Technician



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

1) (99 127307 DP) PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING AT 1042 AUSTIN AVENUE - SECOND REVIEW

The Committee reviewed the preliminary plans, coloured perspective and coloured photograph, all received in the Development Planning Section on April 28, 1999, and the additional plans and information presented at this meeting.

Mr. B. Sim, the project architect, was in attendance to present the development and the revisions. After explaining the plans and answering the Committee's questions, Mr. Sim left the meeting.

The Committee thanks the applicants for their prompt response to the issues raised at the last meeting. The project is supported including the requested modest height variance. In fact, if a further increase would lead to additional design improvements, the applicants could undertake design studies and have them submitted for consideration.

In summary, the Committee recommends acceptance of the project in preliminary and look forward to viewing the constructed building.

2) **(99 119858 DV) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO EXISTING MOTEL AT 730 CLARKE ROAD - THIRD REVIEW**

The Committee reviewed the revised preliminary plans received in the Development Planning Section on April 28, 1999, and the coloured information submitted previously on March 16, 1999, and the enlarged elevation drawing received May 11, 1999.

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

The Committee recommends acceptance of the project, including the siting variance, while making the following observations:

- 1) The fascia which surrounds the porte cochere should be applied to the sides of the two sloped skylights, thereby creating a stronger relationship to the existing structure;
- 2) The fascia material on the porte cochere should match what is used on the motel and which appears to be horizontal cedar siding.

In summary, the Committee recommends acceptance subject to the above items first being addressed prior to preparation of the Development Permit.



Neil Maxwell
Secretary

NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

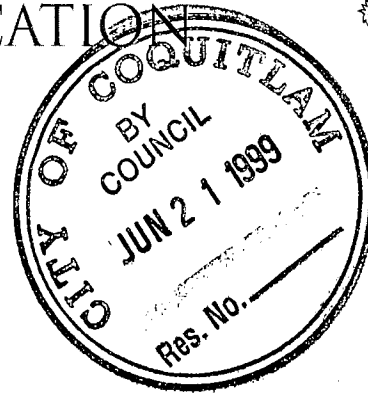


1999 June 2

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - JUNE 01, 1999



A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, June 01, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. D. Mitchell
Mr. B. Aichberger
Mr. P. Kwasnicky (Chair)
Mr. A. Lao

GUEST: Mr. D. Taylor
Mr. M. Thomson

STAFF: Ms. L. Giesbrecht, Planning Technician

1) (99 127835 AE) BUILDING PERMIT REVIEW OF THE PROPOSED EXTERIOR ALTERATIONS TO THE EXISTING HOLIDAY INN MOTEL AT 631 LOUGHEED HIGHWAY - FIRST REVIEW

The Committee reviewed the plans and coloured information received earlier, the plans received on May 26, 1999, and the letter from the architect received in the Development Planning Section on May 31, 1999.

The Committee recommends that the applicant's carefully review the exterior building envelope, in particular, the elements being added to the building to ensure that water penetration does not become an issue. The Committee requested plans and information responding to the following be submitted:

1. a landscape plan from a certified landscape architect. This plan should also detail any existing or proposed lighting in the parking lot area;
2. a colour sample of the lighter building base colour once chosen.

1999 June 2

To: Growth Management Committee

**2) CONCEPTUAL REVIEW OF PROPOSED ADDITIONS TO THE EXISTING
MAPLE CREEK MIDDLE SCHOOL AT 3700 HASTINGS STREET**

The Committee reviewed the floor plans, coloured elevation drawings and coloured photographs, all received in the Development Planning Section on May 25, 1999.

Mr. D. Taylor, the project architect, and Mr. Thomson, representing the School Board, were in attendance to present the development. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the opportunity to provide design comments on the preliminary plans before the working drawings are finalized, but would encourage the applicants to make earlier submissions in the future to enable the Committee to review the project before it reaches the advanced design stage. The applicant's financial constraints are understood and even though this is a modest redevelopment the entire site should be considered. In that light, the applicants should supply information regarding landscaping, lighting, etc. as is normally requested of other projects. As to other issues, the Committee commented as follows:

1. Concern was expressed regarding how the old building will meet the new addition in the drama room area. The Committee would strongly recommend that the use of a flush interface be avoided and that the applicants give more attention to the transition and the interface of the "old" with the "new" along this very prominent building facade;
2. The bay window elements on the east elevation appear forced. The entire extension does not relate well to the building as a whole and sets precedent for future additions of a similar disjointed nature as that currently proposed. The Committee strongly recommends that the applicant's give further consideration to the massing, fenestration and building materials in this area.
3. A photoboard of the site showing the existing site conditions especially the landscape is requested.
4. Full building elevations showing the entire expanse of each building addition are requested with the next submission.


Laura Giesbrecht
Acting Secretary

LG/fb

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



1999 June 22

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES - JUNE 22, 1999**



A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, June 22, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. P. Kwasnicky (Chair)
Mr. D. Mitchell
Mr. B. Aichberger
Mr. W. Haley
Mr. A. Smode

GUESTS: Mr. Mark Thomson
Mr. Brian Gee
Mr. Terry Hale
Mr. Bruce Hemstock
Ms. Amela Brudar
Mr. Jason Yee
Ms. Elaine Duvall

STAFF: Ms. D. Cheveldeaw, Planning Technician

**1) CONCEPTUAL REVIEW OF PROPOSED ADDITIONS TO EXISTING
MAPLE CREEK MIDDLE SCHOOL AT 3700 HASTINGS STREET -
SECOND REVIEW**

The Committee reviewed the plans and coloured information received earlier on May 25, 1999, the display boards received on June 21, 1999, and the letter from the architect received in the Development Planning Section on June 21, 1999.

Mr. Brian Gee, project architect, and Mr. Thomson, representing the School Board, were in attendance to present the development. After explaining the revisions to the plans and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the School District for the opportunity to provide input at this stage of the design of the additions. They see the overall design progressing in the right direction, however they feel the design of the east addition is being somewhat compromised by budget restraints and the portables having to be retained. These two issues cannot be ignored. The Committee recommends the applicant consider the following two suggestions at the Building Permit stage:

- a) extending the recessed area where the teachers prep area is located out to match the two floor projections on either side;
- b) making the fenestration of the east addition more consistent with the existing building and adjusting the mullions on the upper windows to match the lower windows and the windows on either side of the upper level.

The Committee reluctantly recommends acceptance of the concept plans and asks that in the future the submissions by the School District include a landscape plan which addresses the re-landscaping the areas previously occupied by the portables, and that the concept plans be brought before to the Design Committee earlier in the design process of the project.

2) **(99 128766 MF) BUILDING PERMIT REVIEW OF THE PROPOSED
60 UNIT TOWNHOUSE COMPLEX AT 2351 PARKWAY BOULEVARD -
FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured elevation drawings and material sample board previously received on March 11, 1999, the current plans received in the Development Planning Section on May 31, 1999, and the coloured landscape plan and elevations received in the Development Planning Section on June 21, 1999.

Mr. T. Hale, project architect, and Mr. Bruce Hemstock, landscape architect, were in attendance to present the development. After explaining the Building Permit plans and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the detailed descriptions given by the architects of the proposed changes to the project. They are encouraged by the proposed design changes. Should the developer not be committed to providing the pathway along the south-east edge of the site, the Committee would like to see the revised plans demonstrating how the project meets the common amenity requirements. The landscape plans must list the quantities of plants and introduce more variation of plant species at the front entrances to each unit and between buildings.

The Committee recommends acceptance of the project, noting that the above issues can be resolved to the satisfaction of staff.

MR. MITCHELL LEFT THE MEETING.

**3) (99 128800 RZ) PRELIMINARY REVIEW OF THE PROPOSED 74 UNIT
TOWNHOUSE COMPLEX FOR WESTWOOD HOUSING CO-OP AT
1330 PINETREE WAY - FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured elevation drawings and material sample board in the Development Planning Section on June 01, 1999 and the display boards received at the meeting.

Ms. Amela Brudar, project architect, Mr. Jason Yee, landscape architect, and Elaine Duvall representing the proposed developer, were in attendance to present the development. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

The Committee commends the architect on a very thorough presentation. They are encouraged by the naturalness being preserved and the low density of the project. The Committee would like the applicants to take into account the following issues with additional plans and information:

- a) The surface treatment for the fire truck access to the centre of both sites should be better integrated into the site so as not to compromise the open space. The design should take into consideration more useable outdoor space for the residents.
- b) The colour scheme is acceptable, however due to the number of buildings being provided on both sites consideration should be given to introducing additional colour schemes.
- c) The forms of the buildings have potential and the front and rear elevations have been well thought-out, however more attention should be given to sides of the buildings. To understand the relationship of the buildings to the streets and each other the Committee requests the following plans and information be provided:
 - coloured streetscape drawings showing the buildings in relation to the exterior roads and internal streets;
 - section drawings across the slope of both sites;
 - coloured elevation drawings;
 - sectional drawings in relation to buildings (especially Blocks C and D);
 - a sample material board which includes the surface treatments for the landscaped areas.
- d) At the entrances to both underground parking structures, overhangs should be considered in order to buffer vehicular noise.

Design Committee Minutes
1999 June 22

- e) Further clarification of the proposed trail system in relation to the overall public trail system in the area is warranted as there is concern with control and safety. The Committee would like the architects to work with staff and the R.C.M.P on resolving these issues taking into consideration the required lighting for both the private and semi-private areas. In addition, we suggest the architect review the alignment of the trail system so emphasis can be given to provide more common amenity in grassed areas which would free up the centre of both sites which appear to be compromised (see #1 above).
- f) The garbage areas are quite visible locations, therefore consideration should be given to relocating them to less visible areas.
- g) Detail drawings of the proposed retaining walls should be provided.

In summary, the Committee supports the project in preliminary. The applicant is to submit revised plans and information addressing the above issues with larger landscape drawings prior to the Development Permit preparation.



Darlene Cheveldeaw
Acting Secretary

DLC/lmc/ms

CITY OF

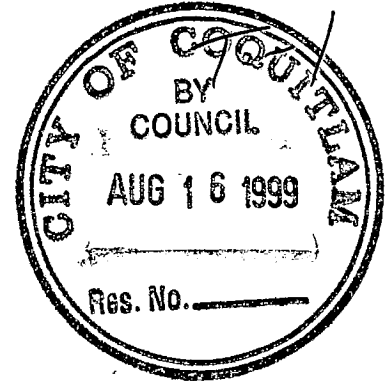
COQUITLAM

INTER-OFFICE COMMUNICATION



1999 July 06

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES - JULY 06, 1999**



A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, July 06, 1999, with the following persons present:

COMMITTEE MEMBERS:

Mr. A. Lao (Chair)
Mr. B. Aichberger
Mr. D. Mitchell
Mr. A. Smode

GUESTS:

Mr. H. Jensen
Mr. D. Krahn
Mr. A. Williams
Mr. G. Erickson
Mr. D. Scott
Mr. B. Low
Ms. H. Besharat
Mr. K. McKulopp
Mr. R. Bennetsen
Mr. G. Carlberg
Mr. B. Andrews
Ms. P. Campbell

STAFF:

Neil Maxwell, Planning Technician

1) (99 129833 CN) BUILDING PERMIT REVIEW OF A PROPOSED MCDONALD'S RESTAURANT AT 1095 WOOLRIDGE AVENUE - FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on June 18, 1999, and the preliminary plans and coloured elevations submitted earlier on April 28, 1999.

The Committee stated that the subtle modifications to the preliminary plans which were reviewed and supported by the Committee have caused the design to suffer. The previous design was much more successful and sophisticated in the way the larger wall panels were broken down, consequently the Committee cannot recommend acceptance of the latest proposal. The Committee suggests that the applicants review the possibility of returning as close as possible to the earlier design, which would involve the reinstatement of the wood panels, reveal lines, etc.

Revised plans which respond to the above are requested. The resubmission should be supplemented with up-to-date coloured elevations and a written response. Furthermore, the Committee would suggest that the project architect attend a future meeting to discuss the revisions and the resubmission.

MR. MITCHELL ARRIVED AT THIS POINT IN THE MEETING.

2) (99 130700 DP) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO COQUITLAM CHRYSLER CAR DEALERSHIP AT 3000 CHRISTMAS WAY

The Committee reviewed the plans and coloured information received in the Development Planning Section on June 22, 1999.

The Committee recommends acceptance of the proposed addition.

3) (99 130271 MF) BUILDING PERMIT REVIEW OF A PROPOSED UNIT APARTMENT BUILDING AT 1420 PARKWAY BOULEVARD

The Committee reviewed the plans received in the Development Planning Section on June 18, 1999, and the coloured information submitted earlier.

The Committee recommends acceptance of this third and final phase of construction.

**4) (99 130279 CN) BUILDING PERMIT REVIEW OF A PROPOSED MINI
WAREHOUSE PROJECT AT 835 WESTWOOD STREET - FIRST REVIEW**

The Committee reviewed the plans received in the Development Planning Section on July 2, 1999, and the coloured perspective, coloured material sample and paint chip submitted earlier on June 17, 1999.

A delegation consisting of the project co-ordinator, Mr. H. Jensen, the designer, Mr. D. Krahn and the owner, Mr. A. Williams were in attendance to explain the development. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates the applicant's difficulty in designing a project for a site which has such an awkward shape, limited visibility and severe access constraints. These factors, while certainly limiting design possibilities, would normally force the designers to be more imaginative in resolving the issues, however, that imagination and innovation is not apparent in this project. With the foregoing in mind, the Committee would suggest that the applicant's review the following key areas:

1. *The Office/Residential Building Component.*

These uses, with their different function than that of the warehousing component, could benefit from a separate and more interesting design than that proposed. The Committee does not support the office/residential building design as presented.

2. *The Lack of Landscaping Adjacent to the Office.*

The perimeter landscaping currently shown is encouraging, however, it should be extended along the property lines for consistency and around the office area to soften and improve the image of this very important part of the project.

3. *The Long, Narrow Spaces Between the Buildings.*

Perhaps these spaces could be widened or broken down to lessen the linear effect of the design. The Committee commented on the rendering being misleading in showing vehicles parked perpendicular to the storage overhead doors for loading/unloading. In reality, there is insufficient width. The Committee enquired if it was possible to widen the gap between the buildings and incorporate a more coherent drive aisle and parking option between the buildings.

4. *The Adjacent Buildings in Port Coquitlam.*

An updated site plan which depicts the proposed structures on the applicant's adjoining land would certainly help the Committee in their visualization of this proposal in relation to that being considered for Port Coquitlam. The proposed site access road should also be shown.

In summary, the Committee would request that the applicants consider the above and submit revised plans for their review.

5) CONCEPTUAL REVIEW OF A PROPOSED ELEMENTARY SCHOOL ON WEST SIDE OF PADDOCK DRIVE, SOUTH OF PLATEAU BOULEVARD AT 1760 PADDOCK DRIVE - FIRST REVIEW

The Committee reviewed the conceptual plans and coloured elevation drawing received in the Development Planning Section on June 30, 1999.

A delegation consisting of Mr. G. Erickson and Mr. D. Scott, the project architects, and Mr. B. Low, representing the School District, were in attendance. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates being given the opportunity to offer comments prior to the formal preliminary submission. The concepts do contain several elements which are interesting, however, the overall design as currently proposed cannot be supported. While understanding the constraints that that design team is working under, the Committee feels strongly that those factors should not abrogate the School District's responsibility to construct a facility which better responds to the design characteristics of the neighbourhood and the community it is to be located in, as well as being more sensitive to the elementary students who will attend the school. The building being reviewed is too rectilinear, out of scale and an intimidating structure to its users. It also has a disjointed architectural expression and contains several contradictions of design treatments.

In summary, the Committee does not support the current design and requests that the applicants reconsider their design philosophy for this elementary school and resubmit revised concepts for review and consideration.

6) (99 131239 PY) PRELIMINARY REVIEW OF A PROPOSED OFFICE AND WAREHOUSE BUILDING ON THE SOUTH SIDE OF UNITED BOULEVARD EAST OF BRIGANTINE DRIVE AT 1550-1650 UNITED BOULEVARD

The Committee reviewed the plans received in the Development Planning Section on June 30, 1999, and the coloured perspective and coloured material sample board submitted on July 6, 1999.

The project architect, Ms. H. Besharat, the landscape architect, Mr. K. McKulopp, and the owner, Mr. R. Bennetsen, were in attendance to present the development. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee complimented the applicants on their excellent and thorough presentation and then stated that they recommend acceptance of this project. Of a minor note in relation to the landscaping it was suggested that:

- a) a larger initial plant size for the laurustinus be considered;
- b) the planting along the front of the building could benefit if species which have a stronger winter presence were selected;
- c) minor design development of the roof level canopy brackets be chosen to bring it to the level of requirement of the other canopies.

MR. MITCHELL LEFT THE MEETING AT THIS POINT.

**7) 99 130945 DP - PRELIMINARY REVIEW OF A PROPOSED FOOD STORE
ADDITION AND EXTERIOR ALTERATIONS TO THE WESTWOOD MALL
SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY - FIRST REVIEW**

The Committee reviewed the plans received in the Development Planning Section on June 28, 1999, the coloured elevations submitted on June 25 and 28, 1999, and the material sample board supplied on June 25, 1999.

A delegation consisting of Mr. G. Carlsberg and Mr. B. Andrews, representing the owners, and Ms. P. Campbell, the landscape architect, were in attendance to present the development. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee agrees with the applicants that it is a difficult task to integrate a structure, as large as the one being proposed, into an existing shopping centre, especially when it occupies such a prominent location. Having said that, the Committee stated that further design consideration is felt to be warranted along the north and west elevations. These walls which are long, flat conditions with little physical relief, required further review. Turning to the main entrance on the east elevation, the Committee recommends that its shape and orientation be studied further as discussed at the meeting to increase its visibility and prominence. An added benefit would be an improved mall entrance condition. On a lesser note, the Committee suggests that a clear route for pedestrians and patrons with their shopping carts be organized within the parking garage.

In summary, the Committee requests that further design consideration be given to the areas identified above and that revised plans and information be submitted for their consideration.



Neil Maxwell
Acting Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1999 July 20

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - JULY 20, 1999**



T-1

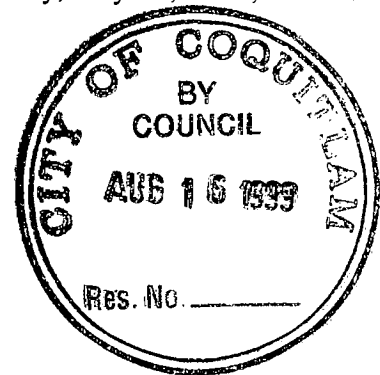
A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, July 20, 1999, with the following persons present:

COMMITTEE MEMBERS:

Mr. Adrian Lao (Chair)
Mr. Bill Aichberger
Mr. David Mitchell

GUESTS:

Mr. Bruce Andrews
Mr. Glen Carlberg
Mr. Mark Abbott
Mr. Herman Jensen
Mr. Al Williams
Mr. Greg Erickson
Mr. Doug Scott



STAFF:

Ms. Laura Giesbrecht, Planning Technician

There was not a quorum of Committee members but those present offered the following comments:

1) (99 128890 AO) BUILDING PERMIT REVIEW OF THE PROPOSED COLOUR CHANGE TO THE EXTRA FOODS STORE GARDEN CENTRE CANOPY AT THE CARIBOO SHOPPING CENTRE AT 439 NORTH ROAD - FIRST REVIEW

The Committee reviewed the plans and material sample board previously submitted and the revised coloured elevation drawings and material sample board received in the Development Planning Section on July 13, 1999.

The Committee supports the introduction of white as a second colour to the garden centre canopy. However, they feel that the pattern is too repetitive, and it distracts from the signage for the store. A more interesting way of combining these two colours should be reviewed.

In summary, the Committee does not support the current design and requests that the applicants reconsider the design and that revised plans and information be submitted for their consideration.

Design Committee Minutes
1999 July 20

MR. MITCHELL LEFT THE MEETING.

2) (99 130945 CN) PRELIMINARY REVIEW OF A PROPOSED FOOD STORE ADDITION AND EXTERIOR ALTERATIONS TO THE WESTWOOD MALL SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY - SECOND REVIEW

The Committee reviewed the plans and coloured information submitted earlier, the revised coloured elevation drawings received in the Development Planning Section on July 16, 1999, and the plans and coloured information presented at this meeting.

Mr. G. Carlsberg, Mr. M. Abbott and Mr. B Andrews, representing the owners, were in attendance to present the changes. After explaining the alterations to the drawings and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the applicants for their prompt response to the issues raised at the last meeting and find the elevations and pedestrian circulation to be improved and the Committee now support these aspects of the development. However, design of the plaza area located between the existing mall and the new store is felt to be a weak architectural link. More attention needs to be paid to the design of this area in order to increase its prominence and to realize the potential of this space as becoming the focal point of the development.

The Committee finds the photo rendering presented at this meeting of little use in demonstrating the visual impact of the building as the photographs are taken from a point in which the new building is obscured by deciduous trees along the boulevard and the Red Robin restaurant.

In summary, the Committee does not support the current design of the plaza, and request that the applicants reconsider the design of this area and that revised plans and information be submitted for their consideration.

MR. MITCHELL REJOINED THE MEETING AT THIS POINT.

3) (99 130279 CN) BUILDING PERMIT REVIEW OF A PROPOSED MINI WAREHOUSE PROJECT AT 835 WESTWOOD STREET - SECOND REVIEW

The Committee reviewed the plans received in the Development Planning Section on July 2, 1999, and the coloured perspective, coloured material sample and paint chip submitted on June 17, 1999, the revised site and landscape plan received in the Development Planning Section on July 15, 1999.

A delegation consisting of the project co-ordinator, Mr. H. Jensen, and the owner, Mr. A. Williams were in attendance to explain the changes to the proposal. After explaining the alterations to the plans and answering the Committee's questions, the delegation left the meeting.

Design Committee Minutes
1999 July 20

3) cont'd/

The Committee finds the introduction of more landscaping to be an improvement but would suggest interrupting the long rows of hedging with trees to add more interest. The Committee was unable to comment specifically on the design of the office/residential component because no elevations or plans were presented. Based on the previous comments on July 6, 1999, however the Committee would like to see the residential character of the office/residential component of the project expanded. It suggests the applicant consider a more interesting design including the addition of awnings, colours (different from the rest of the building) signage and lighting. It was also suggested that by moving building number 5 back towards the west property line along the Canadian Pacific railway property, a bigger front yard presence could be created in front of the office/residential component. The Committee also suggested that the asphalt shown on the site plan be extended to ensure coverage for manoeuvring.

In summary, the Committee requests the applicants submit revised plans and information addressing the issues as noted above to the satisfaction of the Manager of Development Services.

4) **CONCEPTUAL REVIEW OF A PROPOSED ELEMENTARY SCHOOL ON WEST SIDE OF PADDOCK DRIVE, SOUTH OF PLATEAU BOULEVARD AT 1760 PADDOCK DRIVE - SECOND REVIEW**

The Committee reviewed the conceptual plans and coloured elevation drawing received in the Development Planning Section on June 30, 1999, and the plans and coloured elevations presented at this meeting.

A delegation consisting of Mr. G. Erickson and Mr. D. Scott, the project architects, were in attendance. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee finds the building design to be an improvement over the last submission, especially the modified canopies. They appreciate the submission of the colour study elevation drawings. While the Committee understands the project constraints, it is the Committee's responsibility to comment on the project's design problems and the School District's responsibility to construct a facility sensitive to the neighbourhood and community. The design must be more sensitive to the elementary students attending the facility.

Currently the design lacks building articulation, has disjointed elements and long expanses of uninteresting walls. The Committee supports the "residential" components as expressed in the elevations. The Committee suggested the introduction of different wall surface textures and differentiating the gym from the rest of the structure. Turning to the landscaping, the Russian laurel grows quite tall and may not be the most appropriate plant material for the location proposed. In addition, hedging material proposed between the sidewalk area and the lawn in front of the school is somewhat fragile, and a fence or some other barrier should be considered.

In summary, while there have been some improvements to the design, the Committee does not support the overall design of the project and requests that the applicants reconsider their design and resubmit revised concepts for further review.

5) CONCEPT REVIEW OF THE PROPOSED ADDITIONS TO THE MAILLARD MIDDLE SCHOOL AT 1300 ROCHESTER AVENUE - FIRST REVIEW

The Committee reviewed the plans and coloured elevation drawings received in the Development Planning Section on July 14, 1999, the coloured photographs, and brick material sample presented at this meeting.

A delegation consisting of Mr. G. Erickson and Mr. D. Scott, the project architects, were in attendance. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates being given the opportunity to offer comments prior to the formal submission and thanks the delegation for their presentation. The Committee supports the materials being used. They also support the addition being proposed along the southwest corner of the building, given its limited visibility from the street. However, the Committee feels that the entry area addition lacks excitement. Given its prominence, it should project a stronger identity and help reinforce the main entry to the school.

In summary, the Committee does not support the addition to the entry area of the building and requests that further design consideration be given to this area and that revised plans and information be submitted for their consideration.


6) CONCEPT REVIEW OF THE PROPOSED ADDITIONS AND ALTERATIONS TO THE EXISTING NESTOR ELEMENTARY SCHOOL AT 1266 NESTOR STREET - FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on July 14, 1999, and plans, coloured elevation drawings, coloured photographs and material samples presented at this meeting.

A delegation consisting of Mr. G. Erickson and Mr. D. Scott, the project architects, were in attendance. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates being given the opportunity to offer comments prior to the formal submission and commends the applicants on their bold approach. The Committee recommends acceptance of the proposal.



 **Laura Giesbrecht**
Acting Secretary

LG/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1999 August 3

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - AUGUST 3, 1999**



T-2

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, August 3, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. Adi Smode (Chair)
Mr. Adrian Lao
Mr. Bill Aichberger
Mr. Weldon Haley

GUESTS: Mr. Glen Carlberg
Mr. Mark Abbott
Mr. Walter Franci
Mr. Chris Phillips

STAFF: Mr. Neil Maxwell, Planning Technician

1) (99 128890 AO) BUILDING PERMIT REVIEW OF THE PROPOSED COLOUR CHANGE TO THE EXTRA FOODS STORE GARDEN CENTRE CANOPY AT THE CARIBOO SHOPPING CENTRE AT 439 NORTH ROAD - SECOND REVIEW

The Committee reviewed the revised elevation drawing received in the Development Planning Section on July 23, 1999.

The Committee recommends acceptance of the modified colour scheme proposed for the awnings over the garden centre.

Design Committee Minutes
1999 August 3

2) (99 130945 DP) PRELIMINARY REVIEW OF A PROPOSED FOOD STORE ADDITION AND EXTERIOR ALTERATIONS TO THE WESTWOOD MALL SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY - THIRD REVIEW

The Committee reviewed the plans and coloured information submitted earlier and the modified main entry plaza floor plans and sectional details presented at this meeting.

Mr. G. Carlsberg and Mr. M. Abbott, representing the owners, were in attendance to present the changes. After explaining the alterations to the drawings and answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the project noting that they would wish to review the detailed construction plans at the building permit application stage.

3) (99 136169 PY) PRELIMINARY REVIEW OF PHASE I OF A MULTI-PHASE INDUSTRIAL BUILDING PROJECT AT 11 BURBIDGE STREET - FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on July 16, 1999, and the coloured perspective and material sample board presented at this meeting.

Mr. W. Francl, the project architect, and Mr. C. Phillips, the landscape architect, were in attendance to present the proposal. After explaining the project and answering the Committee's questions, Mr. Francl and Mr. Phillips left the meeting.

The Committee complimented the design team on their excellent and thorough presentation of what promises to be a quality development. The Committee went on to state that they have no hesitation in recommending acceptance of the project in preliminary.



Neil Maxwell
Secretary

NM/fb

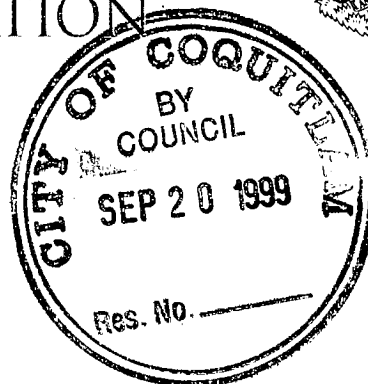
CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1999 August 17



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - AUGUST 17, 1999**

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, August 17, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. Adi Smode (Chair)
Mr. Bill Aichberger
Mr. Weldon Haley

GUESTS: Mr. D. Horst
Mr. P. Mallen
Mr. A. Nakaska

STAFF: Mr. Neil Maxwell, Planning Technician

1) (99 132153 AO) BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO MAPLE CREEK MIDDLE SCHOOL AT 3700 LINCOLN AVENUE - FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on July 30, 1999 and the coloured elevations submitted earlier on June 21, 1999.

The Committee recommends acceptance of the proposed additions.

Design Committee Minutes
1999 August 17

2) (99 129833 CN) BUILDING PERMIT REVIEW OF A PROPOSED McDONALD'S RESTAURANT AT 1095 WOOLRIDGE AVENUE - SECOND REVIEW

The Committee reviewed the revised coloured elevation drawing received in the Development Planning Section on August 11, 1999 and the building permit plans submitted earlier on June 18, 1999.

A delegation consisting of Mr. D. Horst, the McDonald's representative, and the project architects, Mr. P. Mallen and Mr. A. Nakaska, were in attendance to respond to the Committee's past comments. After explaining the plan revisions and answering the Committee's questions, the delegation left the meeting.

The Committee recommends acceptance of the proposed building.



Neil Maxwell
Secretary

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

1999 September 09



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – SEPTEMBER 09, 1999**

A meeting was held in Committee Room 339 at 5:30 p.m. on Thursday, September 09, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. Bill Aichberger (Chair)
Mr. Adi Smode

GUESTS: Mr. Bill Low
Mr. Glenn Whiteley
Mr. Greg Brown

STAFF: Ms. Laura Giesbrecht, Planning Technician

There was not a quorum of Committee members but those present offered the following comments:

1) CONCEPTUAL REVIEW OF A PROPOSED ELEMENTARY SCHOOL ON THE WEST SIDE OF PADDOCK DRIVE, SOUTH OF PLATEAU BOULEVARD AT 1760 PADDOCK DRIVE – THIRD REVIEW

The Committee reviewed the plans, coloured elevation drawings and colour material samples all received in the Development Planning Section on September 1, 1999, the plans and coloured information submitted earlier, and the plans and coloured information presented at this meeting.

A delegation consisting of Mr. G. Brown, the project architect, Mr. B. Low, and Mr. G. Whiteley, representing the School District, were in attendance. The delegation explained the alterations to the drawings and answered the Committee's questions.


Design Committee Minutes
1999 September 09

1) cont'd/

The Committee appreciates the submission of the coloured photographs of an existing school of similar design and construction for their review and recognizes the alterations to the drawings undertaken in an attempt to resolve the Committee's earlier concerns. While the Committee understands the constraints placed on the design team as a result of the decrease in funds for new school construction as set out by the Ministry of Education, it is the Committee's responsibility to comment on the project's design problems and the School District's responsibility to construct a facility sensitive to the neighbourhood and community. The current building design is seen to be problematic in two areas:

1. This building will be the focal point of the neighbourhood and should be designed accordingly. The current design does not fit the building design of the neighbourhood nor does it reflect the design of a focal point development.
2. The massing of the building lacks human scale and must be more sensitive to the elementary students attending the facility.

In summary, while there have been some subtle improvements to the building design, the Committee does not support the overall design of the project.



Laura Giesbrecht
Acting Secretary

/lg

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

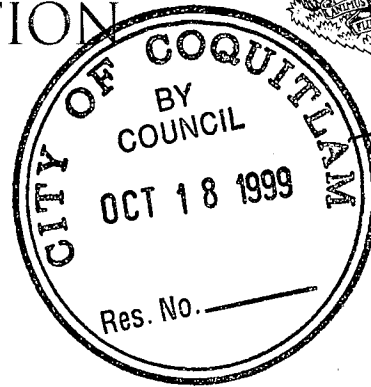


1999 September 22

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – SEPTEMBER 21, 1999**



A meeting was held in Committee Room 339 at 5:30 p.m. on Tuesday, September 21, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. Bill Aichberger (Chair)
Mr. W. Haley
Mr. D. Mitchell
Mr. A. Smode

GUESTS: Mr. B. Cook
Ms. A. Brudar
Mr. J. Yee
Mr. R. Bolus
Mr. A. Leung

STAFF: Mr. N. Maxwell, Planning Technician

1) PRELIMINARY REVIEW OF PROPOSED ADDITIONS TO MAILLARD MIDDLE SCHOOL AT 1300 ROCHESTER AVENUE – SECOND REVIEW

The Committee reviewed the revised preliminary plans and coloured elevation drawings received in the Development Planning Section on September 1, 1999.

The Committee recommends acceptance in preliminary of the proposed additions.

2) **(97 104939 DP) PRELIMINARY REVIEW OF THE PROPOSED REDEVELOPMENT OF THE PETRO-CANADA GAS STATION AT 831 BRUNETTE AVENUE – FOURTH REVIEW**

The Committee reviewed the revised preliminary plans received in the Development Planning Section on September 16, 1999 and the coloured elevations presented at this meeting.

Mr. B. Cook, the owner's representative, and Mr. D. Mitchell, the landscape architect, were in attendance to present the revised proposal. After explaining the project and answering the Committee's questions, Mr. Cook and Mr. Mitchell left the meeting.

The Committee thanks the applicants for their response and efforts in bringing forward plans which incorporate some of the elements of the French Canadian and urban character of the neighbourhood. The introduction of the stone onto the building, pylon sign and retaining walls, the pavers in and around the site and the breaks in the roofline of the building are to be commended.

In summary, the design modifications are heartily supported and the Committee now recommends acceptance of the redevelopment proposed for this property.

3) **(99 128800 RZ) PRELIMINARY REVIEW OF A PROPOSED 74 UNIT TOWNHOUSE COMPLEX FOR THE WESTWOOD HOUSING CO-OP AT 1330 PINETREE WAY – SECOND REVIEW**

The Committee reviewed the revised preliminary plans, coloured elevations and covering letter all received in the Development Planning Section on August 4, 1999.

Ms. A. Brudar, the project architect, and Mr. J. Yee, the landscape architect, were in attendance to present the revisions. After explaining the plan modifications and answering the Committee's questions, Ms. Brudar and Mr. Yee left the meeting.

The Committee commended the project architect on the thoroughness of the response to their past concerns. The design modifications resolve the issues that were identified earlier and the project is now fully recommended by the Committee.

MR. MITCHELL RETURNED TO THE MEETING.

4. **(99 134799 PY) PRELIMINARY REVIEW OF A PROPOSED I.C.B.C. ESTIMATING FACILITY AT 1575 HARTLEY AVENUE – FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured perspective and sample board all received in the Development Planning Section on September 14, 1999.

Design Committee Minutes
1999 September 21

4. cont'd/

The project architects, Mr. R. Bolus and Mr. A. Leung, were in attendance to present the development. After explaining the facility and answering the Committee's questions, Mr. Bolus and Mr. Leung left the meeting.

The Committee finds the building to be quite interesting and has no hesitation in supporting the design with one minor suggestion that the columns and the supports for the roof structure on the east side of the building seem weak and therefore should be strengthened. Turning to the proposed landscaping, the Committee identified several matters which require reconsideration or clarification and they are as follows:

1. The plant selection in front of the wall along United Boulevard should have greater variety and be increased in height.
2. If there is a berm along United Boulevard, the height should be provided as it may have an affect on the ultimate plant selection in Item #1 above.
3. The planting in the northeast corner of the site should be adjusted to provide a better screen into the vehicle holding area.
4. A more substantial landscape screen is suggested along the western lot line.

In summary, while the building design is supported, the Committee did raise several questions in relation to the proposed landscaping. Revised plans and information on the above matters are requested.

MR. ADI SMODE LEFT THE MEETING AT THIS POINT.

5) (99 133132 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTHWEST CORNER OF GOLDEN DRIVE AND UNITED BOULEVARD AT 175 GOLDEN DRIVE – FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on September 9, 1999 and the coloured perspective and paint chips submitted on September 15, 1999.

Mr. R. Bolus and Mr. A. Leung, the project architects, were in attendance to present the development. After explaining the project and answering the Committee's questions, Mr. Bolus and Mr. Leung left the meeting.

Design Committee Minutes
1999 September 21

5) cont'd/

The Committee appreciated the explanation of the project and how the design evolved to that presented at this meeting. Given the somewhat isolated site location, the Committee had difficulty in determining how visible the property is and how the proposed building would relate to adjacent development. Consequently, the Committee deferred comment pending a site visit by the members. The Committee would invite the design team to the next meeting and also ask that a photo study be made available at that meeting to assist the members in their review of this project.



Neil Maxwell
Secretary

NM/fb

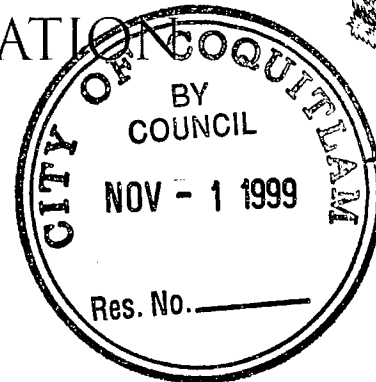
CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1999 October 05



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – OCTOBER 05, 1999**

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, October 05, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. Bill Aichberger
Mr. David Mitchell
Mr. Adi Smode

GUESTS: Mr. Albert Leung
Mr. Rory Dafoe
Ms. Lena Chorobik

STAFF: Mr. Neil Maxwell, Planning Technician
Ms. Lynn Guilbault, Planner

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

- 1) **(99 134856 RZ) CONCEPTUAL REVIEW OF A PROPOSED MIXED USE COMMERCIAL/RESIDENTIAL PROJECT ON THE SOUTHWEST CORNER OF GLEN DRIVE AND THE HIGH STREET AT 2962 GLEN DRIVE**

The Committee reviewed the design concepts received in the Development Planning Section on September 14, 1999.

Ms. L. Guilbault, Planner for the City, was in attendance to present the development concepts and to seek the Committee's input. After explaining the project and discussing the issues, the Committee provided the following generalized comments:

1. Office and commercial uses should be maximized and the towers should be varied in height.

Design Committee Minutes
1999 October 05

1) cont'd/

2. All streets surrounding this development should be pedestrian-friendly, including Glen Drive, Atlantic Avenue, The High Street, and the new unnamed street paralleling High Street to the west.
3. The building façade should provide some variety and greater articulation to allow for more interactive opportunities between businesses and the public realm such as outdoor restaurant seating, the display of produce and flowers, etc.
4. Caution should be taken in setting the elevation of the street front commercial to ensure that they match those of the sidewalk to reduce or possibly eliminate the need to provide steps at the shop entrance.
5. A better explanation is needed regarding the activities proposed for the rear western areas labelled "visitor parking/landscaped amenity area/loading".
6. Public art opportunities should be explored for incorporation within this development.
7. Street landscaping should be emphasized to ensure a strong pedestrian appeal on all of the streets surrounding this development is created and maintained.

2) **(99 134799 PY) PRELIMINARY REVIEW OF A PROPOSED ICBC ESTIMATING FACILITY AT 1575 HARTLEY AVENUE – SECOND REVIEW**

The Committee reviewed the preliminary plans, coloured perspective and sample board, all received in the Development Planning Section on September 14, 1999, and the revised landscape plan presented at the meeting.

The project architect, Mr. A. Leung, and the landscape architect, Mr. R. Dafoe, were in attendance to discuss the plan revisions. After explaining the modifications and answering the Committee's questions, Mr. Leung and Mr. Dafoe left the meeting.

The Committee recommends acceptance of the project subject to the following:

1. An increase of the pot size of the cotoneaster ground cover along the wall adjacent to United Boulevard from a #3 to a #5 pot as well as an increase in the initial planting size of the shrubs in this same area.
2. Confirmation that the cedar hedging material depicted on the cross-section of the planting in the northeast corner of the site will be included on the plan and in quantities.
3. A reinstatement of the landscape strip along the western lot north of Hartley Avenue and an adjustment in the planting species to provide a visual screen. Contact with staff is recommended to determine if the area can be widened to provide a proper planting strip width.

The above items can be incorporated into the Building Permit application drawings and resolved to the satisfaction of the Manager of Development Services.

3) **(99 133132 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTHWEST CORNER OF GOLDEN DRIVE AND UNITED BOULEVARD AT 175 GOLDEN DRIVE - SECOND REVIEW**

The Committee reviewed the plans received in the Development Planning Section on September 9, 1999, and the coloured perspective and paint chips submitted on September 15, 1999.

Mr. A. Leung, the project architect, and Ms. L. Chorobik, the landscape architect, were in attendance to present the development and supply the site photo study. After explaining the project and answering the Committee's questions, Mr. Leung and Mr. Chorobik left the meeting.

The Committee commented that the site is quite visible especially when it is approached from the south. The height and size of the proposed building will have a considerable impact when constructed. While generally supportive of the project, the Committee did express concerns with the design of the office component and the proposed landscaping. Specifically, the Committee sees the issues being as follows:

- 1) The office portion does not reflect its intended use, has a weak entry feature and lacks human scale. The applicants are missing an opportunity to create an office component which would make a design statement for this highly visible portion of the building;
- 2) The landscaping along the panhandle entrance driveway, in the large parking area in front of the building and along the United Boulevard road front requires further review. The additional planting indicated on the sketch presented at the meeting is a good beginning, however, a better treatment of the boulevard is recommended. The Committee suggests that if the property line between Phase I and Phase II has not been finalized, consideration should be given to moving it southwards to create sufficient space to allow for planting areas to reduce the negative effect of the large paved area.

In summary, the Committee suggests that the applicants reconsider the project in the areas noted above.

MR. MITCHELL LEFT THE MEETING AT THIS POINT.

Design Committee Minutes
1999 October 05

4. **(99 132603 AO) BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO DR. CHARLES BEST SCHOOL AT 2525 COMO LAKE AVENUE - FIRST REVIEW**

The Committee reviewed the plans received in the Development Planning Section on September 23, 1999, and the coloured elevations and paint chips submitted on September 29, 1999.

The Committee thanked the applicants for the response to their past concerns and then recommended acceptance of the project.



Neil Maxwell
Secretary

NM/lmc

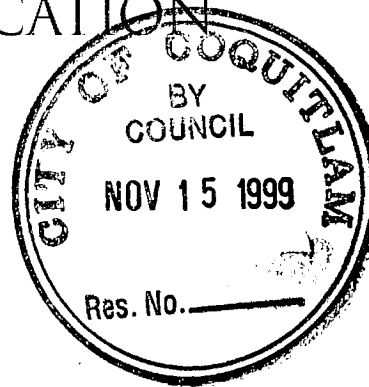
CITY OF _____

COQUITLAM



INTER-OFFICE COMMUNICATION

1999 October 19



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - OCTOBER 19, 1999**

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, October 19, 1999, with the following persons present:

COMMITTEE MEMBERS:

Mr. W. Haley
Mr. Bill Aichberger

GUESTS:

Mr. Albert Leung
Ms. Wendy Armstrong-Taylor
Mr. Cliff Korman
Mr. Rick Ilich
Mr. Kyle Shury
Mr. Jason Yea

STAFF:

Ms. Laura Giesbrecht, Planning Technician

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

1) 1999 COQUITLAM BUILDINGS AWARD NOMINATIONS

The Committee was advised that the Chamber of Commerce is again seeking nominations for the subject award. The award is presented annually to the owner of a building judged to contribute aesthetically to the community in its building class. The building may be either new or renovated. After reviewing the possible nominations, the Committee recommends the following buildings for the Coquitlam Builders Award.

Residential:	1420 Parkway Boulevard	- three-storey apartment building – Phase 3
Commercial:	1035 Lougheed Highway	- Boston Pizza
	1055 Lougheed Highway	- Taco Time, S.J. Pepper's, Dairy Queen
Industrial:	1315 United Boulevard	- Coast Wholesale
	95 Schooner Street	- Parklane Offices

2) (99 133132 CN) BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING ON THE NORTHWEST CORNER OF GOLDEN DRIVE AND UNITED BOULEVARD AT 175 GOLDEN DRIVE – THIRD REVIEW

The Committee reviewed the plans, coloured perspective drawing and paint chips received previously, the revised plans received in the Development Planning Section on October 18, 1999, and the coloured landscape plan presented at this meeting.

Mr. A. Leung, the project architect, and Ms. W. Armstrong-Taylor, the landscape architect, were in attendance to present the revised plans and information. After explaining the project and answering the Committee's questions, Mr. Leung and Ms. Armstrong-Taylor left the meeting.

The Committee thanks the applicants for their quick response to the previous concerns and feel the revisions to the landscape plan are a vast improvement over the previous submission. The Committee understands the design constraints faced by the architect and appreciates the introduction of the canopy over the building entrance area.

In summary, the Committee recommends acceptance of the project.

3) (99 135346 RZ) **REZONING REVIEW OF THE PROPOSED COMMERCIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF LOUGHEED HIGHWAY AND WOOLRIDGE STREET AT 960-1000 LOUGHEED HIGHWAY - FIRST REVIEW**

The Committee reviewed the plans, colour material sample board and coloured elevation drawing all received in the Development Planning Section on October 13, 1999, the stamped concrete sample and revised elevation drawings presented at this meeting.

Mr. Cliff Korman, the project architect, Mr. Rick Ilich and Mr. Kyle Shury, representing the applicants, and Mr. Jason Yee, the landscape architect, were in attendance to present the plans and coloured information. After explaining the projects and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the delegation for their comprehensive presentation and finds the project quite exciting. The Committee recommends acceptance of the project in preliminary and supports the height variance being requested, while requesting that the following items be addressed prior to finalization of the Development Permit plan submission:

- 1) *The roof.* A darker shade of green should be considered.
- 2) *Landscaping.* Significant landscaping should be introduced to the large expanse of asphalt in the parking area between buildings C/D and G. In addition, information regarding the calliper of trees to be planted along Nelson Creek is requested.
- 3) *Stamped concrete.* Consideration should be given to exploring an alternative surface treatment for the sidewalks and other pedestrian areas.


Laura Giesbrecht
Acting Secretary

LG/lmc

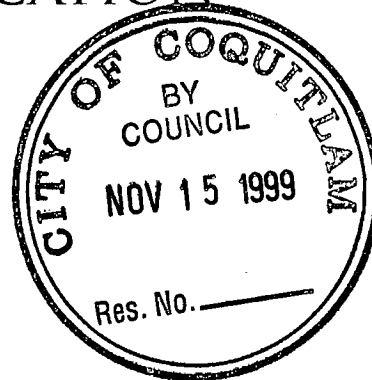
CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1999 November 03



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – NOVEMBER 02, 1999**

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, November 02, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. W. Haley (Chair)
Mr. B. Aichberger
Mr. D. Mitchell
Mr. A. Smode

GUESTS: Mr. R. Isaac-Renton
Mr. Rick Ilich
Mr. Kyle Shury
Mr. N. Banich
Ms. M. Chan

STAFF: Neil Maxwell, Planning Technician

1) **99 135313 CN – BUILDING PERMIT REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 11 BURBIDGE STREET – FIRST REVIEW**

The Committee reviewed the plans received in the Development Planning Section on October 13, 1999, and the coloured perspective and material sample board submitted on August 3, 1999.

The Committee recommends acceptance of the proposed building.

Design Committee Minutes
1999 November 02

2) 99 135592 CN BUILDING PERMIT REVIEW OF A PROPOSED 59-UNIT CARE FACILITY AT 739 ALDERSON AVENUE – FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on October 26, 1999, and the coloured elevations presented at this meeting.

Mr. R. Isaac-Renton, the project architect was in attendance to present the development. After explaining the project and answering the Committee's questions, Mr. Isaac-Renton left the meeting.

The Committee would reiterate its previous comment that the residential design approach fits well with the neighbourhood character and should be extended to future phases. The proposed building materials and colour scheme is quite acceptable, however, a roofing shingle with a heavy texture would help to provide further interest and relief to the rather large roof surfaces. Turning to other aspects of the project, the Committee commented as follows:

1. An indication of future building phases would assist the Committee in their visualization as to how this initial construction will relate to future buildings;
2. The surface parking layout should be reconfigured, relocated or reduced in an effort to increase the liveability factor of the residents who would occupy the units facing the parking lot;
3. The use of high retaining walls, upwards of 5.0m, is not supported along the east property line. Sufficient space along the top of the wall should be created to provide a planting area for a substantial landscape buffer and the required safety fencing;
4. The applicant is requested to confirm that the air-conditioning equipment has been integrated into the design and will not be visible.

In summary, while generally supportive of the project, the Committee would request a response to the above areas of concern.

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

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

3) **99 135711 RZ – PRELIMINARY REVIEW OF A PROPOSED COMMERCIAL PROJECT ON THE NORTHEAST CORNER OF SCHOOLHOUSE STREET AND LOUGHEED HIGHWAY AT 101 SCHOOLHOUSE STREET – FIRST REVIEW**

The Committee reviewed the preliminary plans, coloured elevation drawing and coloured material samples, all received in the Development Planning Section on October 27, 1999.

A delegation consisting of the applicants' representatives, Mr. K. Shury and Mr. R. Ilich, the project architect, Mr. N. Banich and the landscape architect, Ms. M. Chan, were in attendance to present the development. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee stated that they have no hesitation in recommending acceptance of the proposed design. In fact, the striking design which draws on some of the Maillardville design characteristics, the bold use of colours and the strong emphasis on signage are all to be commended. A few minor items which can be addressed at the Building Permit application stage relate to the following:

- 1) *Rooftop Equipment.* The equipment should be carefully organized and "painted out" to lessen any negative visual effects.
- 2) *Refuse Containers.* The ones at the rear of the large building should be screened in a manner which would complement the building design.



Neil Maxwell
Secretary

NM/lmc

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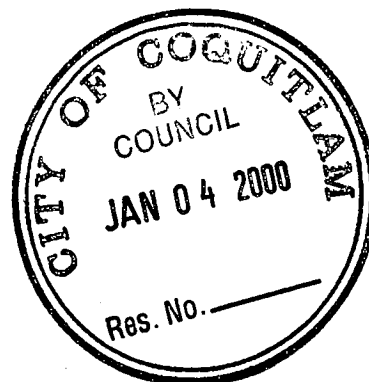


1999 November 22

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES – NOVEMBER 16, 1999**



T-3

A meeting was held in Committee Room 339 at 6:30 p.m. on Tuesday, November 16, 1999, with the following persons present:

COMMITTEE MEMBERS: Mr. B. Aichberger
Mr. D. Mitchell
Mr. A. Lao
Mr. A. Smode

GUESTS: Mr. A. Bell
Mr. P. Lovick

STAFF: Neil Maxwell, Planning Technician

1) 99 135920 CN – BUILDING PERMIT REVIEW OF PHASE II INDUSTRIAL BUILDING AT 11 BURBIDGE STREET – FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on November 09, 1999, and the coloured perspective and material sample board submitted on August 3, 1999.

The Committee recommends acceptance of the proposed building.

Design Committee Minutes
1999 November 16

2) 99 135918 AO - BUILDING PERMIT REVIEW OF A PROPOSED ADDITION TO THE AIRCARE FACILITY AT 1316 UNITED BOULEVARD – FIRST REVIEW

The Committee reviewed the plans received in the Development Planning Section on November 09, 1999.

The Committee recommends acceptance of the proposed addition.

3) PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE BUILDING ON THE SOUTHEAST CORNER OF GLEN DRIVE AND THE HIGH STREET AT 2984-2992 GLEN DRIVE – FIRST REVIEW

The Committee reviewed the elevation drawings, coloured perspective and material samples received in the Development Planning Section on November 02, 1999.

The Committee understands the applicant's desire to alter the exterior materials to create a waterproof building, however, prior to commenting further on the proposed design revisions, clarification and further information is requested in relation to the following:

- 1) The "hardi panel". A sample is requested plus confirmation that it can be applied as indicated on the perspective to create a smooth, rounded surface.
- 2) A detail of the window flashing and the enlarged upper steel awning.
- 3) The blue versus galvanized metal finish. Is it pre-finished or painted in place? Furthermore, reassurances of the durability of the proposed finishes are requested.

Given the questions being posed, the Committee requests that the project architect prepare a response and present the information in person at a future meeting.

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

Design Committee Minutes
1999 November 16

99 136030 PY – PRELIMINARY REVIEW OF A PROPOSED ADDITION AND EXTERIOR ALTERATIONS TO THE MCDONALD'S RESTAURANT AT 2725 BARNET HIGHWAY – FIRST REVIEW

The Committee reviewed the plans, coloured photograph and coloured elevations received in the Development Planning Section on November 01, 1999, plus the suggested plan alternatives presented at the meeting.

Mr. P. Lovick, the project architect, and Mr. A. Bell, the contractor, were in attendance to present the development. After explaining the proposal and answering the Committee's questions, Mr. Lovick and Mr. Bell left the meeting.

The Committee heartily supports the original design proposal which has the peaked roof on top of the play area. The endorsement includes support for the height variance to enable retention of the roof element. The alternative suggested by the project architect, which removes the peaked roof from the play area and resolves the height issue is supportable but not encouraged.



Neil Maxwell
Secretary

NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1999 December 1

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - NOVEMBER 30, 1999



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

COMMITTEE MEMBERS:

Mr. B. Aichberger (Chair)
Mr. D. Mitchell
Mr. A. Lao
Mr. A. Smode

GUESTS:

Mr. G. Carlberg
Mr. M. Abbott
Mr. T. Ecker

STAFF:

Neil Maxwell, Planning Technician

1) 99 127307 DP - REVIEW OF PROPOSED DESIGN ALTERATION FOR COMMERCIAL BUILDING AT 1042 AUSTIN AVENUE

The Committee reviewed the approved development permit plans and the requested changes received in the Development Planning Section on November 22, 1999.

The technical rationale for suggesting the modification to the glazing on the lower level is understood by the Committee. However, since the adjustments have a significant negative affect on the original design, the revisions are not supported by the Committee. There are design alternatives available which could achieve the original look yet not compromise the Building Code in terms of fire protection. The Committee requests that the applicant review this matter and submit a design solution for the Committee's review and consideration.

Design Committee Minutes
1999 November 30

Mr. Mitchell left the meeting at this point. While there was no longer a quorum present, the members who were still in attendance offered the following comments:

2) 99 130945 DP – PRELIMINARY REVIEW OF A PROPOSED FOOD STORE ADDITION AND EXTERIOR ALTERATIONS TO THE WESTWOOD MALL SHOPPING CENTRE AT 3000 LOUGHEED HIGHWAY – FOURTH REVIEW

The Committee reviewed the revised preliminary plans and coloured elevation drawings received in the Development Planning Section on November 24, 1999.

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

The Committee generally supports the design modifications associated with this enlarged building proposal; however, they did comment as follows:

- 1) The western portion of the site, where the superstore is proposed, appears somewhat crowded. Some concern was expressed in relation to this aspect of the proposal.
- 2) The north elevation lacks a strong "Superstore" presence on this most prominent facade. Perhaps an increased presence could be achieved by introducing a related design element and by creating a softer landscape treatment that establishes a pedestrian element along the street wall and at the building corners. A combination of some or all of the foregoing may resolve the Committee's concerns.

3) 99 132961 RZ – PRELIMINARY REVIEW OF A PROPOSED FIVE STOREY, 48-UNIT APARTMENT PROJECT ON THE SOUTHEAST CORNER OF WESTWOOD STREET AND LINCOLN AVENUE AT 1123 WESTWOOD STREET – FIRST REVIEW

The Committee reviewed the preliminary plans received in the Development Planning Section on September 17, 1999 and the coloured elevations and material sample board submitted on September 24, 1999.

Mr. T. Ecker, the project designer, and Mr. D. Mitchell, the landscape architect, were in attendance to present the development. After explaining the plans, and after answering the Committee's questions, Mr. Ecker and Mr. Mitchell left the meeting.

The Committee would commend the applicants on the proposed design and has no hesitation in recommending the project in preliminary, including the slight setback intrusion on the northeast corner of the building. The tree retention efforts are recognized and are to be encouraged. The Committee, however, does request consideration of the following:

Design Committee Minutes
1999 November 30

1. The layout of several of the units. A slight adjustment in the floor plans, as discussed, would greatly improve the liveability of the units.
2. The proposed colour scheme. The colour scheme depicted on the coloured elevation drawings is much preferred over the one that was actually intended.

Neil Maxwell

Neil Maxwell
Secretary

NM/fb

P.S. The Committee members wanted to wish the resigning members, Mr. Weldon Haley and Mr. Paul Kwasnicky, all the best in their future endeavours. A special thank you is extended to Mr. Haley for the twenty plus years he has served, as a volunteer, on the Design Committee.