

DISTRICT OF COQUITLAM

Inter-Office Communication



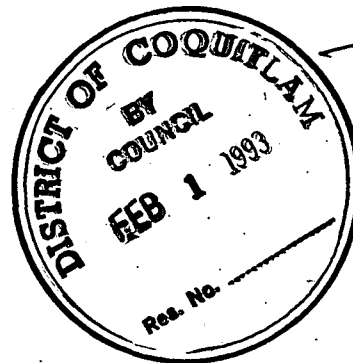
1993 January 15

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES
JANUARY 12, 1993



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

COMMITTEE MEMBERS:

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

STAFF:

Mr. Neil Maxwell, Planning Assistant
Mr. Ken McLaren, Development Control Technician

GUESTS:

Mr. I. Wright
Mr. T. Park

DESIGN COMMITTEE MEETING
MINUTES OF JANUARY 12, 1993

1) **PRELIMINARY REVIEW OF PROPOSED ADDITION TO INDUSTRIAL BUILDING AT 25 BRAID STREET**

The Committee reviewed the revised preliminary plans received in the Planning Department January 8, 1993 and the drawings submitted earlier on December 10, 1992.

The Committee recommends acceptance, in preliminary, of the design adjustments. If the project does proceed, the detailed submission should, of course, include a response to their earlier comments on landscaping. etc.

2) **REVIEW OF PROPOSED REVISIONS TO CAR WASH AND GAS BAR FOR SHELL CANADA AT 955 AUSTIN AVENUE**

The Committee reviewed the revised preliminary plans and coloured perspective all received in the Planning Department December 18, 1992.

The modifications from the previous design is to be commended and encouraged. The preliminary plans should of course be updated to identify exterior materials noting that the refuse enclosure should be consistent with the new building design.

3) **BUILDING PERMIT REVIEW OF PROPOSED 60 UNIT APARTMENT PROJECT AT 523 WHITING WAY**

The Committee reviewed plans received in the Planning Department earlier and the revisions submitted on January 6, 1993.

The Committee now recommends acceptance of the project noting that the landscape plan has yet to be adjusted to indicate the specimen tree as requested earlier by the Committee.

4) **BUILDING PERMIT REVIEW OF PROPOSED MCDONALD'S RESTAURANT AT 1131 AUSTIN AVENUE**

The Committee reviewed the plans, coloured elevations and revised coloured material sample board all received in the Planning Department January 8, 1993.

The Committee recommends acceptance of the project while noting they appreciate the response by the project architect to their earlier comments relating to colour, base materials, etc.

DESIGN COMMITTEE MEETING
MINUTES OF JANUARY 12, 1993

5) **BUILDING PERMIT REVIEW OF PROPOSED CLUBHOUSE AND DRIVING RANGE IN THE WESTWOOD PLATEAU DEVELOPMENT AT 1630 PARKWAY BOULEVARD**

The Committee reviewed the plans received in the Planning Department December 30, 1992 and the coloured perspective supplied earlier on October 5, 1992.

The Planning Department representatives gave a brief verbal description on the applicants intentions relating to phased development and how the construction programme relates thereto particularly the second phase. The Committee then deferred the application for firstly the plans to be developed to clearly reflect the final product and also for the following:

- 1) the landscape architect to respond to the Committee's previous comments on planting densities and buffering widths along the two parking lots noting that a plan around the second parking lot has yet to be supplied;
- 2) information on night lighting for the parking lots and the driving range;
- 3) a sample of the screening (mesh) for the driving range to confirm its type and colour;
- 4) a resubmission of the coloured material board, this to include a sample of the metal roofing.

6) **PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE CORNER STORE AT 1116 COMO LAKE AVENUE**

The Committee reviewed the plans received in the Planning Department November 16, 1992 and the revised drawings presented at this meeting.

Mr. I. Wright, the project designer and Mr. T. Park, the owner, were in attendance to present and explain the updated plans. After explaining the project and after answering the Committee's questions, Mr. Wright and Mr. Park left the meeting.

The Committee can appreciate the design constraints on the project. If more flexibility were available, an improved building design may be possible. With the foregoing in mind the Committee commented that they would be willing to give consideration to supporting variance applications on siting and height if it results in a significant improvement in design.

DESIGN COMMITTEE MEETING
MINUTES OF JANUARY 12, 1993

6) cont'd/

The Committee suggests that the applicants rethink the project in light of the foregoing. Review should include the fenestration, roof heights and exterior materials. Future submissions should also include the following:

- 1) photographs of the homes on adjacent sites;
- 2) an expanded site plan which locates the adjacent homes;
- 3) extended elevation drawings to show the relationship of the new building to any existing homes.



NEIL MAXWELL
SECRETARY

NM/lr

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1993 January 26

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

**SUBJECT: DESIGN COMMITTEE MINUTES
JANUARY 26, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, January 26, 1993. Eventhough there was not a quorum, the Committee members present offered comment on the projects presented.

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. A. Smode

STAFF:

Mr. Neil Maxwell, Planning Assistant
Mr. Ken McLaren, Development Control Technician

GUESTS:

Mr. M. McDonald
Mr. B. Hoy
Mr. G. Smallenberg
Mr. K. Reynolds

DESIGN COMMITTEE MEETING
MINUTES OF JANUARY 26, 1993

1) **REVIEW OF CHANGES TO PROPOSED CAR WASH AND GAS BAR FOR SHELL CANADA AT 955 AUSTIN AVENUE**

The Committee reviewed the coloured material sample board and updated elevation drawings, all received in the Planning Department January 21, 1993.

The Committee recommends acceptance of the alterations noting that details of the new exterior materials should be included in the working drawing submission to clearly demonstrate construction methods.

2) **PRELIMINARY REVIEW OF PROPOSED ADDITION TO SENIOR CITIZENS HIGH RISE ON SOUTH SIDE OF ALDERSON AVENUE WEST OF NELSON STREET AT 1010 ALDERSON AVENUE**

The Committee reviewed the plans and coloured photographs and coloured elevation drawing all received in the Planning Department December 18, 1992.

The project architect, Mr. M. McDonald, was in attendance to explain the project and to respond to the Committee's previous comments. After a thorough explanation and after answering the Committee's questions, Mr. McDonald left the meeting.

The Committee appreciated the explanation of how the design was conceived and how the addition relates to the contemplated expansion. With the full understanding of the project, the Committee then recommended acceptance of the development in preliminary as currently proposed.

3) **BUILDING PERMIT REVIEW OF PROPOSED CLUBHOUSE AND DRIVING RANGE IN THE WESTWOOD PLATEAU DEVELOPMENT AT 1630 PARKWAY BOULEVARD**

The Committee reviewed the architectural and landscape plans received in the Planning Department December 30, 1992.

A delegation consisting of Mr. V. Hoy, project architect, Mr. G. Smallenberg, landscape architect and Mr. K. Reynolds representing the owner was present. After explaining the project, and after answering the Committee's questions, the delegation left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF JANUARY 26, 1993

3) **cont'd/**

The Committee appreciates the explanation as to the phasing of the building program with assurances that Phase II will include the completion of the rock wall treatment and the feature stone fireplace.

As to the proposed landscaping, particularly around the parking lots, the Committee feel that the perimeter of the lower parking lot must be planted in a similar manner as the upper lot in terms of plant densities and quality of planting. The Committee appreciates the technical description and the landscape architects explanation relating to tree preservation, however, serious reservations were expressed by the Committee that the existing vegetation can and will be retained even with site supervision and detailed involvement by the landscape architect. However, given assurance that the landscape architect will be heavily involved with the on-site work, the Committee recommends acceptance of the proposed planting, around the upper parking lot.

In summary the Committee recommends acceptance of the project while requesting a revised landscape plan for the lower parking lot and the submission of a reflector detail for the pole top lighting as discussed with the applicants.

4) **BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDINGS
ON SOUTH EAST CORNER OF LOUGHEED HIGHWAY AND WOOLRIDGE
STREET AT 960 LOUGHEED HIGHWAY**

The Committee reviewed the plans received in the Planning Department November 6, 1992 and the landscape plan submitted on January 19, 1993.

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

1. The intrusion into the sidewalk by the parking space west of Building 'C' being eliminated. This may necessitate an adjustment in the parking space design in that area;
2. A refuse container screening detail being supplied for the proposed container west of Building 'C' noting that it should be consistent with the adjacent building in terms of materials and colour.

DESIGN COMMITTEE MEETING
MINUTES OF JANUARY 26, 1993

4) cont'd/

The Committee noted that landscape plans for the upper part of the site, when submitted, should include the introduction of street trees around the site, in the landscape islands and include the introduction of planting adjacent the buildings.

5) **REVIEW OF PROPOSED 29 UNIT APARTMENT PROJECT ON THE
NORTHWEST CORNER OF BRUNETTE AVENUE AND CASEY STREET AT
1323 - 1329 BRUNETTE AVENUE**

The Committee reviewed comments from the Urban Design Section of the Planning Department dated January 21, 1993 relating to several aspects of the development. In relation to the specific issues, the Committee commented as follows:

1. The required landscape concept should reflect the Laval Square Streetscape Development Plan in terms of a grass boulevard, separated sidewalks, street trees, and heritage style lighting.
2. The loading bay in the southeast corner of the site should be relocated thereby providing greater opportunities for an attractive public space or spaces at the corner.
3. The Committee agrees that the large staircase is too formidable, particularly, in bad weather. Perhaps in conjunction with the relocation of the loading zone noted above, the street corner could be redesigned with benches and the series of steps could be interrupted with landing levels leading up to the central court. The levels would provide interest and at the same time break up the long stairway. The Committee also agrees that perhaps the number of long straight stairways to Brunette Avenue could be lessened by combining the sidewalks into "Y's" with offsetting landings to provide more interest in the Brunette Avenue elevation.
4. The Design Guidelines suggest that units should "turn the corner" so that they face both streets where there is a corner condition. Since the Brunette Avenue and Casey Street intersection is significant in the Laval Square Streetscape Plan, consideration should be given to making the end unit a focal point.



NEIL MAXWELL

SECRETARY

NM/lb

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1993 February 9

Our file:

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
FEBRUARY 9, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, February 9, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. P. Kwasnicky
Mr. A. Smode

STAFF:

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

**1. REVIEW OF PROPOSED CHANGES TO INDUSTRIAL BUILDING AT
266 SCHOOLHOUSE STREET**

The Committee reviewed the letter and coloured photographs from the project architect received in the Planning Department February 5, 1993.

The Committee does not recommend acceptance of the suggested deletion of the painting of the exterior walls. The painting of the tilt-up panels as approved and endorsed by the Committee as part of the original building program was a minimum treatment, and in fact, a downgrading from the original concept which called for metal cladding.

DESIGN COMMITTEE MEETING
OF FEBRUARY 9, 1993

2. **BUILDING PERMIT REVIEW OF PROPOSED WATER RESERVOIR ON WESTWOOD PLATEAU HOUSING DEVELOPMENT AT 5000 PARKWAY BOULEVARD**

The Committee reviewed the plans originally submitted on November 4, 1992 and the supplemental information supplied on January 18, 1993.

The Committee recommends acceptance of the proposed reservoir.

3. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON NORTHSIDE OF UNITED BOULEVARD EAST OF KING EDWARD STREET AT 1345 UNITED BOULEVARD**

The Committee reviewed the preliminary plans and coloured chips all received in the Planning Department February 4, 1993.

The Committee finds the building forms quite interesting and has no difficulty in endorsing the design concept. Concern was however, expressed with the signage proposed for the prime tenant in the central section. The Committee believes that the signage should be reconsidered so that it will not detract from the strong building forms. Perhaps the applicants should give consideration to a pylon sign opposite the main entry. In addition to the above, the Committee requests revised plans and additional information as follows:

- a) A coloured material sample board which clarifies the paint application for the walls and reveals as well as information on windows and flashings.
- b) A landscaping concept. The plan should also identify the paving materials along the building storefronts.
- c) Refuse screening details.
- d) An explanation as to the use of the rear areas between the building and the north property line, i.e. will it be utilized for loading or outdoor storage and will it be fenced or landscaped?

DESIGN COMMITTEE MEETING
OF FEBRUARY 9, 1993

4. **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON
NORTH SIDE OF WOOLRIDGE AVENUE EAST OF KING EDWARD STREET
AT 1311 WOOLRIDGE AVENUE**

The Committee reviewed the preliminary plans and coloured perspective all received in the Planning Department January 28, 1993.

The Committee noted that this is a highly visible site in an area where there are several existing quality buildings. The Committee is quite disappointed that the proposed structure is not to the same level of design as the neighbouring buildings, and therefore, cannot recommend acceptance of the project as currently proposed. Of particular concern with the large rectangular building is the lack of articulation and relief along the rear and end elevations. Turning to the matter of the landscaping concept, the Committee felt that in general it appears acceptable, however, the large blacktop area in front of the building should be broken up with at least three or four meaningful pockets of landscaping.

To summarize, the Committee cannot recommend acceptance of the project as currently proposed, and would request the submission of revised preliminary plans which address their concerns relating to the lack of articulation to the large flat wall conditions.

5. **BUILDING PERMIT REVIEW OF PROPOSED 28-UNIT TOWNHOUSE
PROJECT AT 320 DECAIRE STREET**

The Committee reviewed the coloured material sample board received in the Planning Department December 21, 1992 and the architectural drawings submitted on December 23, 1992.

The Committee finds the project generally acceptable, however, deferred the application for:

- a) a response to their earlier concern in relation to the lack of entry identification for the upper units;
- b) a face brick detail, plus information as to whether it is applied or a full brick;
- c) information on the finished proposed for any exposed concrete wall surfaces;
- d) confirmation as to the type of fence to be utilized along the various retaining walls as well as the size of the retaining wall materials.

DESIGN COMMITTEE MEETING
OF FEBRUARY 9, 1993

6. PRELIMINARY REVIEW OF PROPOSED 24-UNIT TOWNHOUSE PROJECT ON SOUTHEAST CORNER OF BRUNETTE AVENUE AND LAVAL STREET AT 1306 BRUNETTE AVENUE

The Committee reviewed the coloured elevation drawing and perspectives submitted earlier and the revised plans received in the Planning Department January 27, 1993 and February 9, 1993.

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

- a) the refuse enclosure at the main entrance is too visible in its present location;
- b) a landscaped island should be developed in the courtyard in conjunction with the proposed specimen tree;
- c) the revisions to the elevations of units 1 and 26 were noted by the Committee with a preference being expressed for the original design, with the suggestion that the applicants should return as close as possible to the original concept.

If the project reaches the Building Permit application stage the Committee would be looking for a response to the items noted above.

Mr. Anand left the meeting at this time.

7. BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS TO HASTINGS JUNIOR SECONDARY SCHOOL AT 3700 HASTINGS STREET

The Committee reviewed the plans and coloured photograph all received in the Planning Department on February 9, 1993.

The project architect, Mr. K. Anand was in attendance to present the proposed addition. After explaining the addition and after answering the Committee's questions, Mr. Anand left the meeting.

The Committee finds the addition generally acceptable, however, deferred the application and requested the submission of a detail of the canopy itself and where it joins with the building.

DESIGN COMMITTEE MEETING
OF FEBRUARY 9, 1993

**8. PRELIMINARY REVIEW OF PROPOSED 29-UNIT APARTMENT PROJECT
ON NORTHWEST CORNER OF BRUNETTE AVENUE AND CASEY STREET
AT 1323-1329 BRUNETTE AVENUE**

The Committee reviewed the revised preliminary plans received in the Planning Department February 5, 1993 and the coloured elevations submitted earlier.

The project architect, Mr. K. Anand, was in attendance to present the updated plans and information. After explaining the development and after answering the Committee's questions Mr. Anand left the meeting.

The Committee recommends acceptance of the project in preliminary while noting that if the project reaches the Building Permit application stage they will be looking for the usual detailed plans including landscaping, fencing, and finishes on exposed concrete surfaces.


NEIL MAXWELL
SECRETARY

NM/ms

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1993 February 23

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
FEBRUARY 23, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, February 23, 1993.

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. A. Smode
Mr. K. Anand
Mr. P. Kwasnicky
Mr. G. Shinkewski
Mr. R. DaFoe

STAFF:

Mr. Neil Maxwell, Planning Assistant
Mr. Ken McLaren, Development Control Technician
Ms. Darlene Cheveldeaw, Planning Assistant

GUESTS:

Mr. T. Hale
Mr. D. Vaughan
Mr. R. Johnston
Mr. A. Lowberg
Mr. B. Fuller
Mr. G. Foerster
Mr. R. Kolodzieg

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 23, 1993

1) **BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO INDUSTRIAL BUILDING AT 1851 LOUGHEED HIGHWAY**

The Committee reviewed the plans, coloured elevations and material samples all received in the Planning Department February 18, 1993.

The Committee feels that the applicant should give serious consideration to improving the image of the building further through the use of planting. The Committee would recommend the area south of the driveway, down to the corner, be planted with perhaps 2 or 3 ornamental street trees with low planting along the edge of the parking lot.

The Committee recommends acceptance of the proposed works subject to the matter of the landscaping first being resolved to the satisfaction of the Planning Director.

2) **REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO RESTAURANT IN COMMERCIAL COMPLEX AT 2635 BARNET HIGHWAY**

The Committee reviewed the revised plans received in the Planning Department February 16, 1993.

The Committee proposed vertical accents help to reduce the visual height of the tower. The Committee, however, requests information on the trim colours and photographs of the existing centre to confirm that the proposed stripping is consistent with those utilized elsewhere in the complex.

On another matter, the Committee requests information as to why the clocks and signs are at different heights. Would it be possible to relocate one or both to align for consistency of design?

To summarize, additional plans and information are requested by the Committee in order to properly analyse the tower, clocks, signage and accent trims.

3) **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO HASTINGS JUNIOR SECONDARY SCHOOL AT 3700 HASTINGS STREET**

The Committee reviewed the plans received in the Planning Department February 12th and 17th, 1993 along with the coloured photographs received earlier.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 23, 1993

3) cont'd/

Mr. K. Anand, Project Architect, presented the additional information. After explaining the details and after answering the Committees questions, Mr. Anand left the meeting.

The Committee recommends acceptance of the proposed addition.

Mr. K. Anand returned to the meeting at this point.

4) **PRELIMINARY REVIEW OF PROPOSED 59 UNIT APARTMENT BUILDING AND RECREATION COMPLEX AT 3075 PRIMROSE LANE (BUILDING 'F')**

The Committee reviewed the preliminary plans received in the Planning Department January 28, 1993 and February 10, 1993 along with the coloured elevation and perspective presented at the meeting.

The Project Architect, Mr. T. Hale and the Landscape Architect, Mr. D. Vaughan were in attendance to present the concepts for the apartment and recreational building. After explaining the plans and after answering the Committee's questions, Mr. Hale and Mr. Vaughan left the meeting.

The Committee recommends acceptance of the two buildings in preliminary while noting the following:

- 1) The Committee felt that the apartment entry off the circular court yard could be grander. In addition, a more formal landscape treatment in terms of tree placement and edging adjacent the driveway should be considered.
- 2) A heavy textured duroid shingle should be utilized on the roof of the recreation building given its visibility from the units above.
- 3) More attention to the landscaping adjacent the east end of the building is felt to be warranted.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 23, 1993

4) **cont'd/**

- 4) The landscape transition along the water's edge is important and a detail should be supplied.

The detailed plans should provide a finer level of detail and to demonstrate this the Committee requests an enlargement of a typical portion of one of the elevations with the embellishments clearly coloured and labelled.

5) **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON NORTH SIDE OF WOOLRIDGE AVENUE EAST OF KING EDWARD STREET AT 1311 WOOLRIDGE AVENUE**

The Committee reviewed the preliminary plans submitted previously and the revised elevation drawing received in the Planning Department February 22, 1993.

Mr. R. Johnson and Mr. Al Lowberg were in attendance to present the revised plan and more fully explain the proposed development. After answering the Committee's questions Mr. Johnson and Mr. Lowberg left the meeting.

The Committee reiterated their previous concerns that the building is still not to a level of design which can be endorsed. While realizing the clients internal layout requirements and need for corporate identity, there is little design interest other than the relatively attractive main entrance on the north elevation. The applicants should work with the floor plan to introduce features on the exterior of the building which would provide more design impact. With the building being highly visible from all sides, the same level of design interest must be given to each side of the building. The applicants should re-think the massing and building articulation, including rhythm and repetition, when formulating the revised plans for this development.

6) **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON NORTH SIDE OF UNITED BOULEVARD EAST OF KING EDWARD STREET AT 1311 UNITED BOULEVARD**

The Committee reviewed the coloured perspective received in the Planning Department January 21, 1993 and the preliminary plans submitted on February 5, 1993.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 23, 1993

6) cont'd/

The Project Consultants, Mr. B. Fuller and Mr. G. Foerster, were in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Fuller and Mr. Foerster left the meeting.

The Committee noted that the site will shortly become highly visible from United Boulevard while being fully open to view from the freeway to the north. Given the highly visible nature of the site, particular attention must be given to the north and south facades. The Committee was generally disappointed with the design presented, in that other than the entry feature on the south elevation, the building is a rather large, simple, rectangular structure. The overlay sketch presented for the rear elevation should be pursued. When reviewing the remainder of the project, the applicants should also review the building massing articulation and fenestration.

Turning to other aspects of the project, the applicants are requested to provide information on the following:

1. Planting along the north property line to screen the parking and loading activities.
2. A refuse screening detail.
3. The landscape concept being modified to specify the caliper of tree versus tree height.

In summary, the Committee cannot recommend acceptance of the project as currently proposed. Revised plans responding to the above concerns are requested.

7) **PRELIMINARY REVIEW OF PROPOSED BUILDINGS 'A' AND 'B' IN
COMMERCIAL COMPLEX ON NORTHWEST CORNER OF SCHOOLHOUSE
STREET AND LOUGHEED HIGHWAY AT 100 SCHOOLHOUSE STREET**

The Committee reviewed the preliminary plans received in the Planning Department January 28, 1993 and the coloured elevation drawings presented at this meeting.

The Project Architect, Mr. R. Kolodziej was in attendance to present the two buildings. After explaining the designs and after answering the Committee's questions, Mr. Kolodziej left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 23, 1993

7) cont'd/

The Committee noted that as the building materials and colours are consistent with those utilized in the remainder of the centre, this aspect of the project is quite acceptable. Turning to the actual building designs, the Committee stated that in relation to Building 'A', a stronger more durable base along the building should be established. In relation to Building 'B', some concern was expressed in that it certainly appears the tenants of the building may have missed an opportunity to establish exposure to the Lougheed Highway by orienting their store front to the parking lot which is to the north rather than the highway to the south. The Committee feels quite strongly that the applicants should at least review this matter, however, should they be convinced that the building orientation is correct, the Committee would request that the stucco arch on the angular portion of the south elevation be relocated onto the true south elevation.

In relation to this project the Committee also commented as follows:

- a) The parapet wall for Building 'B' should be reviewed further;
- b) The refuse container location should be reviewed if the storefront for Building 'B' is maintained in its current orientation.

In summary, the Committee felt that the buildings were generally acceptable, however, if the orientation of Building 'B' is altered, revised preliminary plans must be submitted for review and consideration.

8) **BUILDING PERMIT REVIEW OF PROPOSED 45 UNIT APARTMENT BUILDING ON WEST SIDE OF BLUE MOUNTAIN STREET NORTH OF LOUGHEED HIGHWAY AT 230 BLUE MOUNTAIN STREET**

The Committee reviewed the plans received in the Planning Department February 4, 1993 and the coloured perspective and material sample board submitted on December 4th 1992 and August 21, 1992 respectively.

The Committee finds the building architecture consistent with the plans endorsed in preliminary, however, as the detailed submission did not include a landscape plan, the application was deferred.

DESIGN COMMITTEE MEETING
MINUTES OF FEBRUARY 23, 1993

8) cont'd/

In addition, the Committee notes that the applicants have not responded to their previous comment that some relief must be established on the two rather large blank end wall conditions discussed previously with the project architect. The Committee therefore awaits the submission of the required landscape plan and a response to the matter of the two wall conditions.

9) **PRELIMINARY REVIEW OF PROPOSED 29 UNIT APARTMENT PROJECT
ON NORTHWEST CORNER OF BRUNETTE AVENUE AND CASEY STREET
AT 1323 - 1329 BRUNETTE AVENUE**

The Project Architect, Mr. K. Anand, discussed with the Committee the possibility of replacing the lighter coloured stucco areas with a vinyl siding of the same colour. After explaining the proposed application and after answering the Committee's questions, Mr. Anand left the meeting.

The Committee recommends acceptance of the proposed substitution, while noting that careful attention to the trim detail around the windows will be required. In addition, the vinyl siding itself should be of the narrow profile type and have a matte finish. An updated material sample board should be submitted prior to development permit to confirm not only the vinyl material type and colour, but also the other finishes on the building such as stucco, downspouts, fencing, colour, windows, etc.



NEIL MAXWELL
SECRETARY

NM/lis

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1993 March 9

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

**SUBJECT: DESIGN COMMITTEE MINUTES
MARCH 9, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 9, 1993 with the following persons present:

COMMITTEE MEMBERS:

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

STAFF:

- Mr. Neil Maxwell, Planning Assistant
- Mr. Ken McLaren, Development Control Technician

GUESTS:

- Mr. H. Hawthorne
- Mr. R. Hoffart
- Mr. G. Foerster
- Mr. H. Fueller
- Mr. R. Johnston
- Mr. A. Lowberg

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 9, 1993

1) **BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO KNIGHT & DAY RESTAURANT WITHIN THE COMMERCIAL COMPLEX AT 2635 BARNET HIGHWAY**

The Committee reviewed the additional photographs and plans received in the Planning Department March 4, 1993.

The Committee recommends acceptance of the proposed alterations.

2) **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO PUMP STATION ON NORTHWEST CORNER OF ROBSON DRIVE AND PIPELINE ROAD AT 3193 ROBSON DRIVE**

The Committee reviewed the plans received in the Planning Department February 10, 1993 and the photographs submitted on February 22, 1993..

The Committee recommends acceptance of the proposed addition to the pump station.

3) **BUILDING PERMIT REVIEW OF PROPOSED AQUATIC CENTRE IN COQUITLAM TOWN CENTRE AT 1210 PINETREE WAY**

The Committee reviewed the plans received in the Planning Department October 6, 1992 and March 1, 1993 and the coloured perspective, coloured elevations and material samples submitted on March 9, 1993.

The Committee appreciates the response to their earlier request for consideration of several items, which they understand cannot be initiated due to technical difficulties, (i.e., additional glazing and a stronger master plan). It was noted that as the building permit submission did not include all the normal material required to properly review the project, and therefore the application was deferred for:

1. The elevation drawings to be updated to reflect the intended building program, this to include the tubular glass awnings;
2. A reveal detail.
3. Lighting details.
4. Landscape plans which specify plant material, paving stones, benches, etc.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 9, 1993

3) cont'd/

The Committee notes that the signage indicated on the coloured perspective appears inappropriate for the facility and would therefore suggest that it be reconsidered. A low profile, freestanding pedestal type sign, perhaps near the plaza at the corner would be more appropriate.

4) **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE WEST SIDE OF SCHOOLHOUSE, SOUTH OF BRUNETTE AVENUE AT 250 SCHOOLHOUSE STREET**

The Committee reviewed the preliminary plans and coloured elevations received in the Planning Department February 19, 1993.

Mr. H. Hawthorne, Project Architect, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Hawthorne left the meeting.

The Committee indicated acceptance of the form and character of the building in preliminary while noting the very interesting canopy form over the entries. The Committee were of the opinion, however, that the colours are somewhat garish and should be softened. Turning to other aspects of the development, the Committee commented as follows:

1. The concept for landscaping along Schoolhouse is acceptable, however, additional planting must be provided for in the parking lot to break up the large expanse of asphalt. The one red maple in the island in the parking lot is insufficient.
2. Refuse collection should be reconsidered and organized and a screen detail supplied.
3. A sign band or signage area should be identified and integrated into the building design noting that if signage were to be handled consistently, it would help to unify the design further.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 9, 1993

5) **BUILDING PERMIT REVIEW OF PROPOSED 28 UNIT TOWNHOUSE PROJECT AT 320 DECAIRE STREET**

The Committee reviewed the plans received in the Planning Department December 22, 1992 and March 9, 1993.

The Project Architect, Mr. R. Hoffart was in attendance to respond to the Committee's previous concerns. After explaining how the issues have been addressed and after answering the Committee's questions, Mr. Hoffart left the meeting.

The Committee appreciates the explanation as to entry identification and how the exposed concrete surfaces have been handled. In light of the explanations, the Committee now recommends acceptance of the project.

6) **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON NORTH SIDE OF UNITED BOULEVARD EAST OF KING EDWARD STREET AT 1311 UNITED BOULEVARD**

The Committee reviewed the plans received in the Planning Department January 21, 1993 and the revised coloured elevation drawings and landscape concept submitted on March 5, 1993.

The Project Consultants, Mr. B. Fuller and Mr. G. Foerster, were in attendance to present revised plans for the Committee's consideration. After explaining the revisions and after answering the Committee's questions, Mr. Fuller and Mr. Foerster left the meeting.

The Committee finds the front elevation acceptable now that additional glazing has been introduced, however, more attention to the rear of the building is felt to be warranted as a simple painting of the blue accent panel is not felt to be sufficient. A more durable surface should be considered.

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

1. The introduction of the glass block windows on the front and rear elevations should be removed.
2. More substantial planting along the north property line should be integrated into the landscape plan as the Committee understands that B.C. Hydro will in fact allow larger plant material to be utilized with certain restrictions.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 9, 1993

6) cont'd/

In summary, the Committee recommends acceptance of the project in preliminary while noting the above matters must be addressed as part of the building permit review.

7) **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL BUILDING ON
NORTHSIDE OF WOOLRIDGE AVENUE EAST OF KING EDWARD STREET
AT 1311 WOOLRIDGE AVENUE**

The Committee reviewed the revised preliminary plans received in the Planning Department March 8, 1993 and the drawings submitted earlier on February 22, 1993.

The Project Consultants, Mr. R. Johnston and Mr. A. Lowberg were in attendance to present the revised plans. After explaining the revisions and after answering the Committee's questions, Mr. Johnston and Mr. Lowberg left the meeting.

The Committee appreciates the response from the applicants in relation to the Committee's previous concerns. The additional features now indicated and the softening of the corners of the building resolve most of the Committee's earlier concerns. The remaining item is the rounding of the corners on all of the protruding square pilasters to more closely resemble the image depicted in the coloured perspective. The project is now endorsed in preliminary noting that the matter of the rounding of the corners should be included in the working drawings as part of the building permit review.

8) **Z-5-93 PRELIMINARY REVIEW OF FOUR UNIT TOWNHOUSE BUILDING
AT 314 LAVAL STREET**

The Committee reviewed the preliminary plans and coloured elevation drawings received in the Planning Department February 16, 1993.

Redevelopment in the Maillardville area must respond to the Maillardville Design Guidelines. This project has drawn on various aspects of the guidelines but not sufficiently warrant endorsement in preliminary. In fact serious concerns were expressed with several aspects of the design such as the building massing, the limited diversity in building form, the window proportions and building orientation, (ie., lack of a street presence). Furthermore, the Committee questions the hand rail detail, the garage doors and the long row of square windows at the second storey.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 9, 1993

8) cont'd/

When reconsidering the design, the applicants should endeavour to break up the large flat facades by introducing adjustments in the facades, porch projections, etc. The landscaping concept should be developed further including a fencing detail and colour information.

To summarize the Committee cannot endorse the project as currently proposed and therefore awaits revised plans which respond to the above.


9) **Z-6-93 PRELIMINARY REVIEW OF PROPOSED 39 UNIT APARTMENT PROJECT ON NORTHEAST CORNER OF BRUNETTE AVENUE AND CASEY STREET AT 1413 BRUNETTE AVENUE**

The Committee reviewed the revised plans received in the Planning Department March 5, 1993 and the coloured elevation drawing presented at this meeting.

Mr. K. Anand, Project Architect, presented the revised drawings for the Committee's consideration. After explaining the plan adjustments and after answering the Committee's questions, Mr. Anand left the meeting.

The Committee recommends acceptance of the project in preliminary. If the development does proceed to the working drawing stage, the Committee would be looking for the usual details plus a response to the following:

1. Any fencing along Cartier Avenue should be a transparent screen to create the sense of presence along the streetscape. A typical lattice top fence is not considered to be appropriate.
2. A resolution of the issue with the loading area along Brunette Avenue. If the loading area is retained, a quality architectural finish must be provided for.
3. Information as to how the long exposed concrete wall in the courtyard has been softened.


NEIL MAXWELL
SECRETARY

NM/lis

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



1993 March 25

Our file:

T-3

MEMO TO: Land Use Committee

FROM: Design Committee

**SUBJECT: DESIGN COMMITTEE MINUTES
MARCH 23, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 23, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. R. Dafoe

STAFF:

Mr. Neil Maxwell, Planning Assistant
Mr. Ken McLaren, Development Control Technician

GUESTS:

Mr. W. Bissky
Mr. R. Hoffart
Mr. J. Castell

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 23, 1993

1) **BUILDING PERMIT REVIEW OF PROPOSED MAINTENANCE BUILDING AND STORAGE SHED AT 1625 MERIDIAN SUBSTATION ROAD**

The Committee reviewed the additional plans and coloured photographs received in the Planning Department March 22, 1993 and the drawings submitted earlier on March 2, 1993.

Since the additional information demonstrates that the buildings will be screened by the existing vegetation on the slope down from the road and the peak of the structure would be lower than the road elevation, the Committee can recommend acceptance of the building. They did however request that the colours of the window frames, doors, and metal support structures be clearly identified and that the landscape plan indicate which vegetation is to remain and where the supplemental planting will be installed. Of particular importance to the Committee is the suggestion that indigenous evergreen trees be included in the planting between the maintenance building and the road allowance to supplement the existing vegetation in that area.

The Committee recommends acceptance of the project subject to the above matters relating to landscaping and colouring being resolved to the satisfaction of the Planning Director.

2) **BUILDING PERMIT REVIEW OF PROPOSED 45 UNIT APARTMENT BUILDING ON WEST SIDE OF BLUE MOUNTAIN STREET NORTH OF LOUGHEED HIGHWAY AT 230 BLUE MOUNTAIN STREET**

The Committee reviewed the revised plans received in the Planning Department March 16, 1993 which respond to their earlier concern relating to the treatment to the two end wall conditions.

In the Committee's opinion, the proposed treatment does not relate well with the building design, and consequently, they would request further review of this matter. Perhaps vertical trim boards as utilized elsewhere on the project, with breaks if necessary, would be more appropriate. The application therefore remains deferred for resolution of this issue plus the submission of the detailed landscape plan requested previously.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 23, 1993

3) **Z-5-93 - PRELIMINARY REVIEW OF PROPOSED FOUR UNIT TOWNHOUSE BUILDING AT 314 LAVAL STREET**

The Committee reviewed the revised site plan and elevation drawing received in the Planning Department March 23, 1993.

The Committee feels the revised concept is much more interesting, particularly the south elevation. The design now seems to be coming together and with further work and study, it could be quite successful. The Committee requested that the applicants pursue the design currently proposed while noting the following:

1. The divided roof requires further study.
2. The fenestration requires study to ensure greater consistency of sizes and monotonous treatment.
3. The entry door and adjacent window on the north elevation require adjustments.
4. The large sidewall conditions require a more sensitive treatment, ie., wrapping the balcony, introduction of windows, etc.
5. The parking and driveway arrangement should be treated sensitively in terms of breaking up the large asphalt area with meaningful landscaped areas and perhaps introduction of alternate paving materials.

4) **PRELIMINARY REVIEW OF PROPOSED 65 UNIT APARTMENT BUILDING ON SOUTHWEST CORNER OF BRUNETTE AVENUE AND MYRNAM STREET AT 1690 BRUNETTE AVENUE**

The Committee reviewed the preliminary plans, landscape concept and partial coloured elevation and material samples all received in the Planning Department March 19, 1993.

Mr. R. Hoffart, Project Architect, was in attendance to present the development. After explaining the project and after answering the Committees questions, Mr. Hoffart left the meeting.

Conceptually, the Committee feels the project is quite exciting and contains many rich and ornate design features which add to the character of the development. In general, therefore, the Committee is quite pleased with the design direction and would encourage the applicants to retain the embellishments indicated in the concepts. Some concern was, however, expressed by the Committee in relation to several aspects of the project and therefore it is recommended that consideration be given to the following suggestions:

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 23, 1993

4. cont'd/

1. The large parking garage wall, even though treated with landscaping is much too imposing and cannot be supported. The Committee suggests that the parking be rearranged to provide several significant recesses into the structure which could then be bermed and heavily landscaped.
2. The main entry off Myrnam Street and how the brickwork adjacent the entry and around the windows is handled is also of concern to the Committee. When reviewing the treatment of the brickwork, it should also be rationalized in terms of its use between the windows.
3. A black balcony and fence would be preferred over the light tones indicated.
4. The perimeter landscaping concept is acceptable, however, the treatment of the amenity area should be reviewed further to expand on the future features proposed and the materials to be used in and around that space.
5. The manner in which the sidewalk connection at Brunette Avenue and Myrnam Street is handled appears somewhat confusing, and therefore, clarification of this matter is requested.

To summarize, the Committee is quite pleased with the design concept, however, the applicant is requested to review the above, and in particular, the treatment of the exposed parking wall and the entryway.

5) **PRELIMINARY REVIEW OF PROPOSED 38 UNIT APARTMENT BUILDING
AT 1145 HEFFLEY CRESCENT**

The Committee reviewed the conceptual design drawings and coloured information received in the Planning Department March 22, 1993 and March 23, 1993.

The Project Architects, Mr. W. Bissky and Mr. J. Castell were in attendance to present the development. After explaining the design concepts and after answering the Committee's questions, Mr. Bissky and Mr. Castell left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 23, 1993

5) cont'd/

The Committee realizes that the design has yet to be firmly established, however, from a conceptual viewpoint, they believe the design direction is quite acceptable. Obviously considerable more work and review is still warranted and modifications are likely to occur, with that in mind, the Committee would offer the following suggestions:

1. The entry identity appears rather weak on the elevation drawings submitted.
2. The building materials should be firmed up. The Committee would have no objection to a softer approach as utilized on the adjacent structure, however, they would prefer a development with a more "urban" look.
3. The front landscape edge along Heffley Crescent should be expanded to include a greater emphasis on the entry and the use of quality materials, ie., paving stones, finishes on any retaining walls etc.
4. Any exposed concrete walls are expected to receive a quality architectural finish, particularly the access ramp down into the parking garage.
5. The ground floor patios of the units adjacent the access ramp should be relocated away from the access ramp if possible and the units above which overlook the access ramp should be reconsidered. Some form of screening should be introduced onto the top of the access ramp.
6. The refuse collection area should be reviewed and organized in the underground parking area in the manner discussed.
7. A more interesting pathway system along the south side of the site should be integrated into the landscaping concept. Discussion with the Planning Department is suggested.

6) **BUILDING PERMIT REVIEW OF PROPOSED 112 UNIT HIGHRISE APARTMENT BUILDING ON NORTHWEST CORNER OF PIPELINE ROAD AND GLEN DRIVE AT 1190 PIPELINE ROAD (TOWER "C")**

The Committee reviewed the architectural plans received in the Planning Department March 9, 1993, the landscape drawings submitted on March 11, 1993 and the coloured perspectives and material sample boards submitted earlier.

DESIGN COMMITTEE MEETING
MINUTES OF MARCH 23, 1993

6) cont'd/

Since the project is essentially the same as that endorsed earlier by the Committee as part of the Development Permit review process, the Committee recommends acceptance of the development subject to the Planning staff confirming that the quality of materials, etc., have been carried forward to the working drawings and clarification of the following matters has been adequately addressed:

1. The colour of the bricks proposed for the low retaining walls and columns.
2. The colour of the window frames.
3. Some direction on the landscaping concept for the upper terraces as depicted in the perspectives.

7) **BUILDING PERMIT REVIEW OF PROPOSED 24 UNIT APARTMENT PROJECT ON SOUTHEAST CORNER OF BRUNETTE AVENUE AND LAVAL STREET AT 1306 BRUNETTE AVENUE**

The Committee reviewed the plans received in the Planning Department March 3, 1993 and the coloured elevation and coloured perspectives submitted earlier on September 29, 1992 and October 13, 1992 respectively.

The Committee noted several plan adjustments from the concepts endorsed as part of the development permit review process, (i.e., a new roof element in the courtyards, loss of the wrought iron balcony railing on the upper level, adjusted window sizes and treatment above the windows, etc.). The Committee also noted that there does not appear to be a response to their suggestion in early February of this year that the elevation for units 1 and 26 should be returned as closely as possible to the original design expression rather than the 3 storey image now depicted.

The Committee deferred further comment on this project and requests that the project architect attend a future meeting and outline in detail the adjustments which have occurred and a rationale therefore.



NEIL MAXWELL
SECRETARY
NM/lis

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-2

1993 March 16

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
MARCH 16, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, March 16, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. G. Shinkewski

STAFF:

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

1. **BUILDING PERMIT REVIEW OF PROPOSED MAINTENANCE STRUCTURE AND SHED AT 1625 MERIDIAN SUBSTATION ROAD**

The Committee reviewed the plans and coloured elevation drawing received in the Planning Department March 3, 1993.

The Committee noted that the site is currently fairly remote, however, should the City be successful in acquiring lands to the north for Park purposes Meridian Substation Road will be fairly well travelled. With that in mind, the Committee felt that the quality of building materials should be upgraded as the current proposal is too basic. Future submissions should include photographs of the site to demonstrate visibility from the road and also a landscaping plan which provides details on plant species, spacings, sizes and quantities in and around the site.

DESIGN COMMITTEE MEETING
OF MARCH 16, 1993

2. **PROPOSED CLUBHOUSE AND DRIVING RANGE FACILITY IN THE WESTWOOD PLATEAU DEVELOPMENT AT 1630 PARKWAY BOULEVARD**

The Committee reviewed correspondence from the applicants dated February 2, 1993 and February 16, 1993 relating to the Committee's earlier comments on landscaping and pole top lighting.

The Committee finds the reflector proposal for the lighting to be quite acceptable, however the landscaping around the perimeter of the secondary parking lot remains an issue. The Committee believes that even though the parking lot is somewhat remote from the golf course functions across the street, it too should be landscaped in a manner consistent with the quality and plant densities as the other parking lot. Furthermore, B.C. Hydro does allow the introduction of ground plant material which will grow to greater height provided the land owner agrees to certain maintenance restrictions.

The Committee, in an effort to expedite this application, recommends acceptance of the project subject to the matter of the landscaping being resolved to the satisfaction of the Planning Director.

3. **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO CHURCH ON SOUTHWEST CORNER OF COMO LAKE AVENUE AND BLUE MOUNTAIN STREET AT 948 COMO LAKE AVENUE**

The Committee reviewed the plans and colour information submitted earlier and the landscape plan received in the Planning Department February 9, 1993.

The Committee feels the applicants should investigate possible means of redesigning the new parking area to retain some of the existing trees. The Committee also requests that the landscaping proposed along the south property line be increased in densities and varieties and that some clustering of the plant varieties be considered.

The Committee recommends acceptance of the project subject to the above matters being resolved to the satisfaction of the Planning Director.

DESIGN COMMITTEE MEETING
OF MARCH 16, 1993

4. **BUILDING PERMIT REVIEW OF 4-UNIT TOWNHOUSE PROJECT ON SOUTH SIDE OF CARTIER AVENUE WEST OF CASEY STREET AT 1312 CARTIER AVENUE**

The Committee reviewed the plans received in the Planning Department February 23, 1993.

The Committee noted that the building architecture is consistent with the preliminary drawings endorsed earlier. The project was found acceptable subject to the plans reflecting landscape details, building colours, exterior lighting, window paning etc. to the satisfaction of the Planning Director.

5. **PRELIMINARY REVIEW OF PROPOSED 54-UNIT APARTMENT PROJECT ON SOUTH SIDE OF BRUNETTE AVENUE EAST OF SCHOOLHOUSE STREET AT 1532 BRUNETTE AVENUE**

The Committee reviewed the revised preliminary plans received in the Planning Department February 24, 1993.

The Committee feels the modifications to the building fronts and the courtyard facades are acceptable. Concern was however, expressed with the changes on the east and west elevations, most notably the removal of the dormers. A review of these facades is felt to be warranted and the Committee requests the submission of revised plans relating to the end treatments prior to preparation of any Development Permit by the Planning Department staff for this project.

6. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF FAWCETT ROAD SOUTH OF HARTLEY AVENUE AT 46 FAWCETT ROAD**

The Committee reviewed the plans received in the Planning Department February 25, 1993.

The Committee feels the form and character of this building is quite interesting, however as the application lacked certain information this item was deferred for the submission of the following:

DESIGN COMMITTEE MEETING
OF MARCH 16, 1993

6. cont'd/

1. Coloured elevation drawings accurately rendered along with a coloured material sample board.
2. A sectional detail of the hanging canopy element.
3. A refuse container screening detail.
4. The location and method of screening any rooftop mechanical equipment.
5. The location of signage area.



NEIL MAXWELL
SECRETARY

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1993 April 13

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

**SUBJECT: DESIGN COMMITTEE MINUTES
APRIL 13, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, April 13, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. P. Kwasnicky
Mr. A. Smode

STAFF:

Mr. Neil Maxwell, Planning Assistant
Mr. Ken McLaren, Development Control Technician

GUESTS:

Mr. G. Crockart
Mr. N. Couttie
Mr. M. Evans

DESIGN COMMITTEE MEETING
MINUTES OF APRIL 13, 1993

1) **REVIEW OF PROPOSED CHANGES TO 75 UNIT APARTMENT BUILDING UNDER CONSTRUCTION ON THE SOUTHEAST CORNER OF SCHOOLHOUSE STREET AND BRUNETTE AVENUE AT 295 SCHOOLHOUSE STREET**

The Committee reviewed the metal roofing material sample and the colour information all received in the Planning Department April 8, 1993.

The Committee recommends acceptance of metal roofing profile and the proposed colour, slate blue.

2) **PRELIMINARY REVIEW OF PROPOSED 54 UNIT APARTMENT PROJECT ON THE SOUTH SIDE OF BRUNETTE AVENUE EAST OF SCHOOLHOUSE STREET AT 1532 BRUNETTE AVENUE**

The Committee reviewed the revised preliminary plans and covering letter from the project architect all received in the Planning Department April 2, 1993.

The Committee feels the character of the ends of the buildings on either alternative is not consistent with the design proposed for the fronts of the buildings. Greater attention to the end walls is felt to be warranted particularly in terms of co-ordinating the roof forms with the buildings shapes.

The Committee invites the project architect to a future meeting to discuss their concerns with the development.

3) **BUILDING PERMIT REVIEW OF PROPOSED 76 UNIT APARTMENT BUILDING AT 2985 PRINCESS CRESCENT (BUILDING 4C)**

The Committee reviewed the plans received in the Planning Department April 6, 1993 and the colour board presented at this meeting.

The Project Architect, Mr. G. Crockart, and the Project Co-ordinator, Mr. N. Couttie, were in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Crockart and Mr. Couttie left the meeting.

**DESIGN COMMITTEE MEETING
MINUTES OF APRIL 13, 1993**

3. cont'd/

The Committee recommends acceptance of the project subject to the Planning Director being satisfied as to consistency of detailing between the development permit plans and the building permit drawings. It was noted that should there be any discrepancies in terms of building design or landscape treatment that the application would be returned to the Committee for review and comment.

4) BUILDING PERMIT REVIEW OF PROPOSED 24 UNIT TOWNHOUSE PROJECT ON SOUTHEAST CORNER OF LAVAL STREET AND BRUNETTE AVENUE AT 123 LAVAL STREET (FORMERLY 1306 BRUNETTE AVENUE)

The Committee reviewed the plans submitted earlier and the revisions and covering letter presented at this meeting. The Project Architect, Mr. M. Evans, was in attendance to respond to the Committee's request for information on project adjustments. After explaining the plan revisions and after answering the Committee's questions, Mr. Evans left the meeting.

The Committee appreciates the detailed explanation as to how the project has evolved through the conceptual stage to the detailed submission. In general, the project was well received and the Committee notes several improvements to the project, most notably, the window proportions. The Committee recommends acceptance of the project subject to the following areas of concern first being resolved to the satisfaction of the Planning Director:

1. An interesting downpipe bracket being developed as discussed.
2. The concrete base of the buildings being emphasized greater with an architectural treatment.
3. A new wood trellis detail being designed as the one indicated over the small balconies seems foreign to the project.

**DESIGN COMMITTEE MEETING
MINUTES OF APRIL 13, 1993**

5) PRELIMINARY REVIEW OF PROPOSED 23 FLOOR 142 UNIT HIGH-RISE APARTMENT BUILDING IN THE "LAKESIDE TERRACES" COMPLEX AT 3070 GUILDFORD WAY

The Committee reviewed the preliminary plans and colour elevation drawings all received in the Planning Department April 8, 1993. In addition to the plans the Committee also reviewed comments from the Urban Design Section of the Planning Department.

The Committee takes the position that it is very important to follow the design guidelines adopted by Council on May 21, 1991 for this area of Coquitlam. Since these are guidelines some minor deviations could be supported by the Committee if these made a strong positive contribution to the design.

The present building particularly in view of its siting, and its context in relation to the low-rise structures, does not meet the intent of the guidelines. The major areas of concern identified by the Committee are as follows:

- a) the slenderness of the upper one-third of the tower. The initial sculpturing of the upper floors moves in the right direction, but in the Committee's opinion a more significant response is needed;
- b) the limited relationship of the lower portions of the building in terms of materials and design elements.

6) BUILDING PERMIT REVIEW OF PROPOSED AQUATIC CENTRE AT 1210 PINETREE WAY

The Committee reviewed the plans received in the Planning Department March 19, 1993.

The Committee recommends acceptance of the project.

7) BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF FAWCETT ROAD SOUTH OF HARTLEY AVENUE AT 42 FAWCETT ROAD

The Committee reviewed the revised plans, coloured perspective, and coloured material sample board all received in the Planning Department April 13, 1993.

The Committee recommends acceptance of the project.

**DESIGN COMMITTEE MEETING
MINUTES OF APRIL 13, 1993**

8) BUILDING PERMIT REVIEW OF PROPOSED 45 UNIT APARTMENT BUILDING ON WEST SIDE OF BLUE MOUNTAIN STREET NORTH OF LOUGHEED HIGHWAY AT 230 BLUE MOUNTAIN STREET

The Committee reviewed the revised elevation drawing and the landscape plan received in the Planning Department April 1, 1993.

The Committee recommends acceptance of the project subject to the Planning Director first being satisfied as to consistency of detail information and assurance being supplied that there is sufficient soil depth on the concrete slab to accommodate the large tree planting proposed.

9) Z-5-93 - PRELIMINARY REVIEW OF PROPOSED 4 UNIT TOWNHOUSE BUILDING AT 314 LAVAL STREET

The Committee reviewed the revised site plan and coloured elevation drawings received in the Planning Department April 6, 1993.

The Committee notes that the design is still evolving and that progress is being made, however, several areas of the project still require review and consideration. The Committee therefore requests submission of plans or information which respond to the following:

1. A roof plan should be prepared which would assist in the review of this aspect of the development.
2. The end conditions. As suggested previously, a more sensitive treatment is felt to be warranted.
3. A pulling together of the design elements architecturally including the strengthening of such things as the columns, fascias, balcony detail, etc.
4. The windows. Some concern was expressed with the windows on the rear elevation.


NEIL MAXWELL
SECRETARY

NM/lb

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



T-2

1993 April 27

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES
APRIL 27, 1993

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, April 27, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. W. Haley
Mr. G. Shinkewski
Mr. Adi Smode

STAFF:

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

GUESTS:

Mr. D. Eaton
Mr. P. Landsky
Mr. M. Patterson
Mr. E. Marek
Mr. A. Kennett
Mr. W. Bissky
Mr. J. Castell

DESIGN COMMITTEE MEETING
OF APRIL 27, 1993

1. **REVIEW OF PROPOSED ADJUSTMENTS TO 30 UNIT TOWNHOUSE PROJECT AT 2590 PANORAMA DRIVE**

The Committee reviewed the letter and coloured photographs from the project architect received in the Planning Department April 21, 1993 requesting changes to fencing and landscaping.

The Committee recommends acceptance of the fencing as constructed and the elimination of the small decorative wall.

2. **BUILDING PERMIT REVIEW OF PROPOSED RETAIL BUILDING FOR "WOSKS" AT 1311 UNITED BOULEVARD**

The Committee reviewed the plans and coloured elevations received in the Planning Department April 6, 1993.

The Committee recommends acceptance of the project subject to the applicants first confirming the colour of the metal cladding infill panels on the rear elevation.

3. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF SCHOOLHOUSE STREET SOUTH OF BRUNETTE AVENUE AT 250 SCHOOLHOUSE STREET**

The Committee reviewed the revised preliminary plans, coloured elevation drawing and landscape concept all received in the Planning Department April 16, 1993.

The Committee recommends acceptance of the project in preliminary. If this development proceeds to the working drawing stage the Committee would be looking for the usual details plus a response to the suggestion that the colour scheme be reviewed further since the revised colours now proposed, appear too soft.

DESIGN COMMITTEE MEETING
OF APRIL 27, 1993

4. PRELIMINARY REVIEW OF PROPOSED 54 UNIT APARTMENT PROJECT ON SOUTH SIDE OF BRUNETTE AVENUE EAST OF SCHOOLHOUSE STREET AT 1532 BRUNETTE AVENUE

The Committee reviewed the preliminary plans received in the Planning Department previously and the revised alternatives presented at this meeting by Mr. E. Marek, the project architect. After explaining the plans and after answering the Committee's questions, Mr. Marek left the meeting.

The Committee appreciated the review of the evolution of the current design. The end elements are generally acceptable, however, more emphasis to the upper horizontal band is felt to be warranted. A colour change to the slightly darker siding colour as discussed would likely resolve the Committee's concerns relating to this matter.

To summarize, the Committee recommends acceptance of the project in preliminary with the one suggestion which should be incorporated into the working drawings.

5. PRELIMINARY REVIEW OF PROPOSED DRIVING RANGE ON THE WEST SIDE OF SCHOOLHOUSE STREET NORTH OF LOUGHEED HIGHWAY AT 170 SCHOOLHOUSE STREET

The Committee reviewed the plans received in the Planning Department April 20, 1993, April 27, 1993 and the coloured perspective presented at this meeting.

A delegation consisting of the project architect, Mr. D. Eaton, the landscape designer, Mr. M. Patterson and the project representative, Mr. P. Landsky was in attendance. After explaining the development and after answering the Committee's questions the delegation left the meeting.

The development has been well thought out in terms of building location, massing, materials etc. The Committee therefore, has no hesitation in recommending acceptance in preliminary. If the project proceeds to the Building Permit application stage they will be looking for the usual details plus:

- 1) a greater breakup of the eastern parking lot by introducing additional areas of landscaping as discussed;
- 2) a sensitive treatment to the open area at the northeast corner of the site;
- 3) a refuse container screening detail which is consistent with the building materials and design.

DESIGN COMMITTEE MEETING
OF APRIL 27, 1993

6. **PRELIMINARY REVIEW OF PROPOSED 38 UNIT APARTMENT BUILDING
AT 1145 HEFFLEY CRESCENT**

The Committee reviewed the preliminary plans received in the Planning Department April 26, 1993 and the coloured perspective and material sample board presented at this meeting.

The project architects, Mr. W. Bissky and Mr. J. Castell were in attendance to present the development. After explaining the design and after answering the Committee's questions, Mr. Bissky and Mr. Castell left the meeting.

The Committee recommends acceptance of the project in preliminary. If this development proceeds to the working drawing stage, the Committee would be looking for the usual details plus:

1. confirmation that there is sufficient soil depth over the concrete slab to sustain the growth of the large trees proposed;
2. information on the paving material on the individual patios and the front plaza/walkway areas;
3. a greater emphasis of the trellis over the access ramp.

7. **PRELIMINARY REVIEW OF PROPOSED 8 UNIT APARTMENT PROJECT AT
820 LAVAL STREET**

The Committee reviewed the preliminary plans received in the Planning Department April 20, 1993 and the coloured elevation drawings and coloured sample boards submitted on April 21, 1993.

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

The Committee commends the project architect on the proposed design and has no hesitation in recommending acceptance in preliminary. On the matter of the peaked roof and siting of the westerly building, the Committee would support the increased height and the introduction of glazing to the west wall of the building if possible under Official Community Plan policies.

If the project proceeds to the working drawing stage, the Committee would be looking for the usual information plus a response to the following:

DESIGN COMMITTEE MEETING
OF APRIL 27, 1993

7. cont'd/

1. a picture or actual sample of the roofing material to confirm the intended texturing;
2. a breaking up of the large asphalted area to the rear of the building in some meaningful manner through perhaps the use of interlocking pavers or some similar quality material.


NEIL MAXWELL
SECRETARY

NM/ms

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



T-1

1993 May 13, 1993

Our file:

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
MAY 13, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Thursday, May 13, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. P. Kwasnicky
Mr. Adi Smode

STAFF:

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

GUESTS:

Mr. G. Hamilton
Mrs. D. Grover
Mr. R. Layton
Mr. M. Gottschligg

**1. PRELIMINARY REVIEW OF PROPOSED ADDITION TO COQUITLAM
CHRYSLER CAR DEALERSHIP BUILDING AT 2960 CHRISTMAS WAY**

The Committee reviewed the preliminary plans received in the Planning Department May 7, 1993 and the coloured photographs submitted on May 11, 1993.

DESIGN COMMITTEE MEETING
OF MAY 13, 1993

1. cont'd/

The Committee recommends acceptance of the addition in preliminary, noting that consideration should be given to the necessary relocation of the refuse container and the development of a screening detail.

2. **PRELIMINARY REVIEW OF PROPOSED ADDITION TO McDONALD'S RESTAURANT AT 531 CLARKE ROAD**

The Committee reviewed the preliminary plans in the Planning Department May 3, 1993.

The Committee recommends acceptance of the addition in preliminary.

3. **Z-53-92 - PRELIMINARY REVIEW OF PROPOSED CHURCH ON EAST SIDE OF PIPELINE ROAD SOUTH OF ROBSON DRIVE AT 1381-1387 PIPELINE ROAD**

The Committee reviewed the coloured perspective and colour chips all received in the Planning Department May 4, 1993 and the other drawings submitted earlier on April 14, 1993.

The Committee would commend the applicants on the overall design and has no hesitation in recommending acceptance in preliminary. The one area where some concern was expressed relates to the choice of roofing material. Given the dominance of the roof in the building's design, an asphalt roof does not portray the same level of quality indicated for the remainder of the building. An upgrading to perhaps a metal tile should therefore be given serious consideration.

If the project proceeds, the Committee would request a response to the above and the following:

- 1) an increase in the width and plant densities along the south and east lot lines which abut existing and future residential lots;
- 2) a co-ordination between the landscape architect and site planner to retain existing trees wherever possible;

DESIGN COMMITTEE MEETING
OF MAY 13, 1993

3. cont'd/

- 3) a refuse container location being identified and a screening detail complimentary to the building materials being developed;
- 4) the exterior building materials being called up on the plans.

4. **PRELIMINARY REVIEW OF PROPOSED 142 UNIT HI-RISE APARTMENT BUILDING IN THE "LAKESIDE TERRACES" COMPLEX AT 3070 GUILDFORD WAY**

The Committee reviewed the plans received in the Planning Department May 10, 1993 and the perspective presented at the meeting.

Mr. G. Hamilton, representing the project architect and Mrs. D. Grover representing the owner were in attendance to present the development. After explaining the adjustments which have been made to the plans and after answering the Committee's questions, Mr. Hamilton and Mrs. Grover left the meeting.

The Committee is very pleased with the response to their previous concerns with the upper portion of the building. The sculpturing now indicated is a significant improvement. Concern however, was expressed with the transition between the base of the building and the second floor. The Committee suggests that further consideration be given this aspect as they are of the opinion that the base elements should encompass at least up to the second level. A response is therefore requested on this matter.

5. **Z-5-93 - PRELIMINARY REVIEW OF PROPOSED 4 UNIT APARTMENT BUILDING AT 314 LAVAL STREET**

The Committee reviewed the revised plans, material sample and construction details all recently received in the Planning Department.

A delegation consisting of Mr. R. Layton and Mr. M. Gottschligg was in attendance to present the project. After explaining the latest plans and after answering the Committee's questions Mr. Layton and Mr. Gottschligg left the meeting.

DESIGN COMMITTEE MEETING
OF MAY 13, 1993

5. cont'd/

The building contains many of the desirable design elements recommended in the Maillardville Multi-Family Design Guidelines. As discussed, it is the manner in which the elements are being implemented which is of concern to the Committee. For example, the facias seem undersized and the wood corner posts visually weak. Other concerns relate to the large end conditions, particularly the west wide and the landscaping. Since the level of changes should not substantially alter the overall building design, the Committee is willing to recommend acceptance of the project in preliminary on the clear understanding that the design issues must be resolved prior to finalization of the Development Permit.


NEIL MAXWELL
SECRETARY

NM/ms

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



1993 May 18, 1993

Our file:

T-2

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
MAY 18, 1993**

A special meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, May 18, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. R. Dafoe
Mr. P. Kwasnicky

STAFF:

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

GUESTS:

Mr. T. Hale
Mr. J. Vaughan
Mr. G. Crockart
Mr. N. Couttie

**1. BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO
7-ELEVEN STORE AT 1198 LANSDOWNE DRIVE**

The Committee reviewed the plans and coloured photographs all received in the Planning Department May 17, 1993.

The Committee recommends acceptance of the proposed alterations to the fascia for this building.

DESIGN COMMITTEE MEETING
OF MAY 18, 1993

2. **BUILDING PERMIT REVIEW OF EXTERIOR ALTERATIONS TO 7-ELEVEN STORE AT 1500 AUSTIN AVENUE**

The Committee reviewed the plans and colour information all received in the Planning Department May 17, 1993.

Given the residential neighbourhood where this building is located, the Committee feels the exterior alterations should relate more closely in design. The Committee therefore, cannot recommend acceptance of the proposed alterations to the fascia and would request the applicants reconsider their proposal for one which better reflects the character of the neighbourhood in which it is located.

3. **BUILDING PERMIT REVIEW OF EXTERIOR ALTERATIONS TO 7-ELEVEN STORE AT 1031 BRUNETTE AVENUE**

The Committee reviewed the plans and colour information all received in the Planning Department May 17, 1993.

The Committee cannot support the exterior alterations as proposed since they would not meet the objectives of the Commercial Redevelopment Guidelines which have been adopted as Council Policy, Resolution No. 83, 1988. The Committee suggests that the applicants discuss this matter with City staff and prepare an alternative design which is more in keeping with the Maillardville Design Guidelines.

4. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON EAST SIDE OF FAWCETT ROAD SOUTH OF UNITED BOULEVARD AT 25 FAWCETT ROAD**

The Committee reviewed the plans and coloured elevations all received in the Planning Department May 17, 1993.

The Committee feels the overall quality of the building should be raised to be more consistent with the majority of other new construction in this industrial area. When reconsidering the project, the Committee suggests that the applicants review the scale and proportions of the major design components to ensure that they are more compatible with one another. In light of the foregoing, the Committee cannot recommend acceptance of the project as currently proposed. The Committee requests that future submissions include:

DESIGN COMMITTEE MEETING
OF MAY 18, 1993

4. cont'd/

1. a coloured elevation drawing properly rendered, along with a review of the colour choices;
2. a refuse container screening detail;
3. a revised landscaping plan which introduces planting to the south side of the building with a repeat of the use of Austrian Pine;
4. a more sensitive signage proposal. Perhaps a distinctive sign adjacent the access would be more appropriate;
5. information on the use of the remainder of the site and what screening or fencing is proposed for that area.

5. **BUILDING PERMIT REVIEW OF PROPOSED 59 UNIT APARTMENT BUILDING AT RECREATION CENTRE AT 3075 PRIMROSE LANE**

The Committee reviewed the plans received in the Planning Department April 11, 1993; the landscape drawings submitted earlier on March 11, 1993 and the enlarged coloured elevation and perspective presented at this meeting.

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

The Committee recommends acceptance of the building subject to the following areas of concern first being resolved to the satisfaction of the Planning Director:

1. the landscape and architectural plans both being adjusted to reflect the design and quality of the structure over the reflective pond, this to include the benches, lighting and water feature;
2. the landscape plans to include a note that additional water plants, (i.e. bulrushes etc.) will be planted along the creek edge;
3. the landscape plans to reflect the long term planting intent adjacent the transition area beside the raised parking garage;
4. a cross-section being supplied to demonstrate the transition between this building and a future development where the parking garage rises one full level and submission of technical data that the parking garage can support the future soil requirements.

DESIGN COMMITTEE MEETING
OF MAY 18, 1993

5. cont'd/

The Committee notes that if there is a necessity to expose portions of the parking garage wall with future construction, a sensitive treatment will be expected.

6. **BUILDING PERMIT REVIEW OF PROPOSED 154 UNITS IN TWO BUILDINGS AT 2970 AND 2980 PRINCESS CRESCENT**

The Committee reviewed the plans received in the Planning Department April 6, 1993 and the coloured photographs and colour boards presented at the meeting.

The project architect, Mr. G. Crockart, and the development representative Mr. N. Couttie, were in attendance to present the project. After explaining the development and after answering the Committee's questions, Mr. Crockart and Mr. Couttie left the meeting.

The Committee generally recommends acceptance of the project, however requests the submission of the perspective and model once they have been completed as well as a sketch perspective of the interior court.

7. **BUILDING PERMIT REVIEW OF PROPOSED 71 UNIT APARTMENT BUILDING AT 2990 PRINCESS CRESCENT**

The Committee reviewed the plans received in the Planning Department May 6, 1993 and the coloured photographs and coloured sample board presented at the meeting.

The project architect, Mr. G. Crockart, and the development representative, Mr. N. Couttie, were in attendance to present the development. After explaining the project and after answering the Committee's questions Mr. Crockart and Mr. Couttie left the meeting.

The Committee recommends acceptance of the proposed building.

DESIGN COMMITTEE MEETING
OF MAY 18, 1993

8. **PRELIMINARY REVIEW OF PROPOSED 142 UNIT HIGH-RISE
APARTMENT BUILDING IN "LAKESIDE TERRACES" AT 3070 GUILDFORD
WAY**

The Committee reviewed the revised preliminary plans and accompanying letter from the project architect all received in the Planning Department May 18, 1993.

The Committee recommends acceptance of the project in preliminary and would thank the applicants and project architect for their co-operation in resolving the previous concerns.



NEIL MAXWELL
SECRETARY

NM/ms



INTER-OFFICE COMMUNICATION

1993 June 1

Our file:

T-3

MEMO TO: Land Use Committee

FROM: Design Committee

**SUBJECT: DESIGN COMMITTEE MINUTES
JUNE 1, 1993**

A special meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, June 1, 1993 with the following persons present:

COMMITTEE MEMBERS:

- Mr. B. Aichberger
- Mr. K. Anand
- Mr. W. Haley
- Mr. P. Kwasnicky
- Mr. G. Shinkewski
- Mr. A. Smode

STAFF:

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

GUESTS:

- Mrs. D. Vandendool

**1. BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO
7-ELEVEN STORE AT 1500 AUSTIN AVENUE**

The Committee, at the request of the applicant, reconsidered their previous comments on the proposed changes to the exterior. Since the factors which influenced the Committee's earlier recommendation have not changed, they reiterated their comment that any design changes should relate more closely to the residential character of the neighbourhood in which this building is located.

DESIGN COMMITTEE MEETING
OF JUNE 1, 1993

2. **BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE WESTWOOD MALL AT 3000 LOUGHEED HIGHWAY**

The Committee reviewed the plans received in the Planning Department May 17, 1993 and the elevation drawing and material samples submitted on May 25, 1993.

It was difficult for the Committee to visualize how the awning ties in with the existing fascia treatment, particularly in terms of colour and design.

The Committee deferred this matter for:

- 1) photographs to demonstrate how the awning relates to the "Brick" facade to the east and the rest of the centre to the west;
- 2) information as to what graphics are to be applied to the "voids" on the awning;

3. **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO HASTINGS JUNIOR SECONDARY SCHOOL AT 3700 HASTINGS STREET**

The Committee reviewed the revised plans received in the Planning Department May 21, 1993.

Mr. K. Anand, the project architect, was present to explain the revisions to the previously approved drawings. After answering the Committee's questions Mr. Anand left the meeting.

The Committee recommends acceptance of the addition as amended.

Mr. K. Anand returned to the meeting at this point.

4. **BUILDING PERMIT REVIEW OF PROPOSED AWNING FOR INDUSTRIAL BUILDING AT 2552 BARNET HIGHWAY**

The Committee reviewed the plans and coloured photographs all received in the Planning Department May 18, 1993.

The Committee recommends acceptance of the proposed awning.

DESIGN COMMITTEE MEETING
OF JUNE 1, 1993

5. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
NORTH SIDE OF UNITED BOULEVARD WEST OF CLIPPER STREET AT
1335 UNITED BOULEVARD**

The Committee reviewed the plans received in the Planning Department April 1, 1993, May 26, 1993 and June 1, 1993 along with the coloured elevations and sample board submitted previously. In addition, the Committee also reviewed the letter dated May 25, 1993 from the project architect.

The Committee reiterated their previous comment that the strong building forms are heartily supported and they have no hesitation in recommending acceptance of the project. The one exception relates to signage on the front of the building. The Committee appreciates the project architects' comments on signage, however, they still request further consideration since they are of the opinion that the current proposal will not enhance the design. A more sensitive or subtle treatment should be formulated and presented for consideration.

6. **BUILDING PERMIT REVIEW OF PROPOSED CORNER STORE AT 1116
COMO LAKE AVENUE**

The Committee reviewed the plans received in the Planning Department May 7th and May 21, 1993 and the coloured elevation, material samples and coloured photographs all submitted on May 25, 1993.

Mrs. D. Vandendool, representing the owner, was in attendance to hear the Committee's comments. After listening to the Committee, Mrs. Vandendool left the meeting.

The latest design is an improvement over the first proposal and the applicant's choice of materials and colours is generally acceptable. However, it is the form and character of the building which concerns the Committee. The design is very ordinary, lacks imagination and does not relate well with the residential character of the neighbourhood.

Given the above, the Committee cannot recommend acceptance of the building as currently proposed. If the applicant decides to reconsider the building, the Committee and staff would be pleased to work with the applicant's consultants to create an improved building design. As a minimum, the applicant should at least give consideration to:

DESIGN COMMITTEE MEETING
OF JUNE 1, 1993

6. cont'd/

- 1) relocating the refuse container and loading zone to the rear of the building, noting this would necessitate an adjustment in the building location. If this is not possible, the refuse container should at least be "flipped" to the other side of the site;
- 2) landscaping the areas beyond the wheelstops with low growing, hardy ground cover;
- 3) installing fencing along the west lot line to better screen the adjacent residence.

7. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
SOUTHWEST CORNER OF UNITED BOULEVARD AND CLIPPER STREET
AT 1348 UNITED BOULEVARD**

The Committee reviewed the plans, coloured perspective and material samples all received in the Planning Department May 18, 1993.

The Committee commends the applicants on the overall quality depicted on the plans and the choice of materials and colours. One area however, which the Committee believes warrants further consideration is the very long, monotonous roofline along the front of the building. A variation to the height is recommended. The Committee also requests information on:

- 1) refuse container locations and screening;
- 2) rooftop equipment locations and screening;
- 3) signage on the building.

In summary, the Committee is quite pleased with the design, however requests a response to the above comments.

8. **BUILDING PERMIT REVIEW OF TWO PROPOSED COMMERCIAL
BUILDINGS ON NORTHWEST CORNER OF LOUGHEED HIGHWAY AND
SCHOOLHOUSE STREET AT 100 LOUGHEED HIGHWAY**

The Committee reviewed the plans received in the Planning Department May 21, 1993 and the coloured elevations submitted earlier on February 23, 1993.

DESIGN COMMITTEE MEETING
OF JUNE 1, 1993

8. cont'd/

The Committee recommends acceptance of Buildings "A" and "B" subject to the applicants first introducing a more durable base material around Building "A" as requested earlier.

9. **BUILDING PERMIT REVIEW OF PROPOSED 54 UNIT APARTMENT PROJECT ON SOUTH SIDE OF BRUNETTE AVENUE EAST OF SCHOOLHOUSE STREET AT 1532 BRUNETTE AVENUE**

The Committee reviewed the plans received in the Planning Department of May 6th and May 20, 1993 and the coloured perspective submitted earlier on October 26, 1992.

The Committee recommends acceptance of the project and would support the applicant's request for a variance on the amount of parking garage exposure on the east end of Building "A" given the manner in which the project architect has treated the surface.

10. **BUILDING PERMIT REVIEW OF PROPOSED 24 STOREY 148 UNIT HIGH-RISE APARTMENT BUILDING AT 1199 EASTWOOD STREET**

The Committee reviewed the plans received in the Planning Department April 20, 1993 and May 20, 1993, plus the coloured perspective and material sample board submitted earlier.

The Committee recommends acceptance of the building portion of the project subject to the details first being confirmed to the satisfaction of the Planning Director. The application however, was deferred for submission of and review of the plans for the recreation building.



NEIL MAXWELL
SECRETARY

NM/ms

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



1993 June 15

Our file:

T-1

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
JUNE 15, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, June 15, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. R. Dafoe

STAFF:

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

GUESTS:

Mr. A. Terrett
Ms. S. Suszezewicz

**1. REVIEW OF GRAPHICS PROPOSAL FOR AQUATIC CENTRE AT 1210
PINETREE WAY**

The Committee reviewed the coloured elevation drawing received in the Planning Department March 9, 1993 and the sketch alternative submitted on June 9, 1993.

The Committee cannot support the latest proposal, however the earlier concept should be developed further. It is believed that if the lines were more flowing, the shapes refined and the colours softened, the graphic could be quite successful. The Committee therefore, suggests that the project architect review the graphic further.

DESIGN COMMITTEE MEETING
OF JUNE 15, 1993

2. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
NORTH SIDE OF KETCH COURT WEST OF CLIPPER STREET AT
1321 KETCH COURT**

The Committee reviewed the plans received in the Planning Department June 11, 1993 and the coloured perspective and sample board submitted on June 10, 1993.

The overall project is quite acceptable in preliminary. If the development proceeds, the Committee would request that the detailed application include revisions which respond to the following:

- a) a reconsideration of the canopy shape over the entry;
- b) the introduction of the same plant variety along the frontage similar to that proposed for the sides;
- c) the development of a refuse container screening detail consistent with the materials utilized on the building.

3. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 25
FAWCETT ROAD**

The Committee reviewed the plans received in the Planning Department May 17, 1993 and the coloured elevation presented at the meeting.

Mr. A. Terrett, the project architect, was present to respond to the Committee's previous concerns. After explaining the development and after answering the Committee's questions, Mr. Terrett left the meeting.

The limited use of the fabric canopy for only a portion of the office is not encouraged mainly due to its non-permanent nature and difficulties in transition. The Committee would prefer to see one major glass and steel structure over the entry. In addition to the above, the Committee requests the following be considered:

- a) the introduction of an additional concrete pier on the south side of the building where the office and shop areas meet;
- b) continuing the landscaping around onto the south side of the office as suggested earlier;

DESIGN COMMITTEE MEETING
OF JUNE 15, 1993

3. cont'd/

- c) the use of a screen around any refuse containers or rooftop equipment in a material and design complimentary to the building.

The Committee recommends acceptance of the project subject to the above concerns first being resolved to the satisfaction of the Planning Director.

4. **Z-38-93 - PRELIMINARY REVIEW OF PROPOSED SERVICE COMMERCIAL BUILDING ON SOUTH SIDE OF WOOLRIDGE STREET EAST OF KING EDWARD STREET AT 1300 WOOLRIDGE STREET**

The Committee reviewed the plans and coloured perspective all received in the Planning Department June 14, 1993.

The Committee commends the applicants on the proposed design, noting they have no hesitation in recommending acceptance of the project in preliminary. If the development proceeds to the working drawing stage, the Committee would be looking for the usual detailed information plus:

- a) the submission of the original coloured perspective, a coloured material sample board and an enlarged portion of one of the typical elevations accurately rendered;
- b) adjustments to the landscape plan which:
 - i) increases the caliper of the street trees;
 - ii) introduces or supplements the planting adjacent the southeast and southwest corners of the building;
 - iii) creates more planting variety along the street edge in terms of colour and species.

5. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON NORTH SIDE OF UNITED BOULEVARD EAST OF KING EDWARD STREET AT 1301 UNITED BOULEVARD**

The Committee reviewed the plans and coloured perspective all received in the Planning Department June 14, 1993.

DESIGN COMMITTEE MEETING
OF JUNE 15, 1993

5. cont'd/

The Committee was quite disappointed with this proposed design, particularly since the applicants have demonstrated through past and recent applications that they are quite capable in formulating a more acceptable project. Consequently, the Committee cannot recommend acceptance of the building as currently proposed. They suggest that the applicant review the proposal, paying particular attention to:

- a) the long flat front and rear elevations which have little or no relief;
- b) the limited main entry identification and the nominal interior lobby area;
- c) the signage;
- d) the lack of customer parking adjacent the building front, the mixing of customer parking and loading activities at the rear and the lack of a pedestrian connection from the rear parking to the front of the building.

Once revised plans have been prepared, the Committee would be pleased to review the project further. Future submissions should also include a coloured material sample board and the full sized perspective.

6. **BUILDING PERMIT REVIEW OF PROPOSED 137 UNIT, 20 FLOOR HIGH-RISE APARTMENT BUILDING AT 1196 PIPELINE ROAD**

The Committee reviewed the plans received in the Planning Department May 18, 1993, and the coloured perspective and material sample board submitted earlier.

The Committee recommends acceptance of the project subject to the details being confirmed to the satisfaction of the Planning Director. The Committee will be reviewing the adjusted landscape plan when it is received.

7. **Z-40-93 - PRELIMINARY REVIEW OF PROPOSED HIGH SCHOOL ON SOUTHEAST CORNER OF LANSDOWNE DRIVE AND GUILDFORD WAY AT 1195 LANSDOWNE DRIVE**

The Committee reviewed the preliminary plans, coloured perspectives and material sample board all received in the Planning Department June 8, 1993.

DESIGN COMMITTEE MEETING
OF JUNE 15, 1993

7. cont'd/

The Committee feels the concepts depict what certainly appears to be an exciting project. The manner in which the landscape has been utilized to reduce the usual negative effect of the parking lots is to be commended. The Committee therefore has no hesitation in recommending acceptance of the proposal in preliminary. If the project proceeds to the working drawing stage, the Committee would be looking for the usual details and a review of the fenestration on the western elevation since some concern was expressed that the window treatment in that area seems foreign to the remainder of the project.


NEIL MAXWELL
SECRETARY

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



J. J.

1993 June 29

Our file:

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
JUNE 29, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, June 29, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand
Mr. W. Haley
Mr. P. Kwasnicky
Mr. G. Shinkewski

STAFF:

Mr. K. McLaren, Development Control Technician
Mr. T. Hawkins, Planning Assistant

GUESTS:

Mr. M. Katz
Mr. B. Lee
Mr. R. Skinner

**1. PRELIMINARY REVIEW OF PROPOSED 51 UNIT TOWNHOUSE PROJECT
ON PINETREE WAY IN WESTWOOD PLATEAU (PARCEL 5P)**

The Committee reviewed the preliminary plans, colour perspective and colour samples received in the Planning Department on June 28, 1993.

Mr. M. Katz, the project architect and Mr. B. Skinner, the developer were in attendance to present the development. After explaining the development and answering the Committee's questions, Mr. Katz and Mr. Skinner left the meeting.

DESIGN COMMITTEE MEETING
OF JUNE 29, 1993

1. cont'd/

The Committee feels the entry feature is quite exciting. The large open space allowed through the lower density on this site is also a very positive feature.

The Committee feels however with regard to the building design that the applicants have missed an opportunity to create a special quality which would set this project apart from similar developments of this type. Areas the applicants could consider in addressing this concern include:

- a) utilizing more than one colour scheme perhaps with a subtle change;
- b) introducing some texture;
- c) create some variety in the building appearance and utilizing changes in materials, colours and roof forms.

In relation to the landscaping it may be appropriate to give consideration to a more active common amenity area. The Committee would also encourage some variation in the perimeter fencing.

In terms of building materials the Committee feels that the cedar shakes would be preferable as suggested by the delegation. The plans indicate cedar shingles at this time.

A drawing of the streetscape would be beneficial with any revised submission in order for the Committee to properly appreciate the applicants position on this aspect.

At the time of Building Permit application the Committee will be looking for the normal working drawings plus the following:

- i) the location of electrical meter rooms and how they are to be handled in the building design;
- ii) the location and screening of the electrical kiosk;
- iii) details of the entry gate posts and the stone work called up on the detailed landscape plan;
- iv) details of the mail kiosk and gazebo etc.

DESIGN COMMITTEE MEETING
OF JUNE 29, 1993

2. **BUILDING PERMIT REVIEW OF PROPOSED SERVICE CENTRE BUILDING FOR THE CITY OF COQUITLAM AT 2647 AUSTIN AVENUE**

The Committee reviewed the Building Permit plans, colour perspective, elevations and photographs received in the Planning Department on June 25, 1993.

Mr. B. Lee, the Assistant City Engineer of Operations was in attendance to present the project. After explaining the project and answering the Committee's questions, Mr. Lee left the meeting.

The Committee was unable to reach a consensus on this application. Two Committee members felt that the building was generally adequate given the less visible location, its functionality and the obvious budget constraints. Two other Committee members however feel that the City is missing an opportunity to create a better civic building design.

3. **BUILDING PERMIT REVIEW OF EXISTING AWNING ON TONY ROMA'S RESTAURANT AT 3025 LOUGHEED HIGHWAY**

The Committee reviewed the colour perspective, colour photograph and colour material sample received in the Planning Department on June 25, 1993.

The Committee recommends acceptance of this existing awning.

4. **BUILDING PERMIT REVIEW OF PROPOSED 29 UNIT TOWNHOUSE PROJECT AT 1323-1329 BRUNETTE AVENUE**

The Committee reviewed the plans received in the Planning Department on May 11th and May 21st and June 29, 1993 and the colour material sample board submitted on June 17, 1993.

Mr. K. Anand, project architect was in attendance to explain the details of the Building Permit plans. After explaining the details and after answering the Committee's questions, Mr. Anand left the meeting.

The Committee recommends acceptance of this project while requesting that Planning Department staff follow through on project details from the Development Permit drawings.

DESIGN COMMITTEE MEETING
OF JUNE 29, 1993

4. cont'd/

The Committee would request that the applicants consider a more substantial base wall for the first rise along Brunette Avenue as discussed with the project architect.

5. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 26
FAWCETT ROAD**

The Committee reviewed the plans received in the Planning Department on June 4th and June 25, 1993 and the colour perspective and colour sample submitted on June 28, 1993.

The proposed building design is generally acceptable with the exception of the large flat north elevation with no relief. The Committee feels that some articulation or relief should be provided for this elevation in addition to substantial landscaping in the area north of the building.

In addition, the Committee feels that the landscaping proposed for this site is generally sparse beyond the front elevation. Consideration should be given to supplementing the landscaping not only along the north side of the building but along the west side of the parking on the south side of the site. The Committee would also question why the landscaping stops where it does along the south property line.

The Committee requests information on any proposed fencing and how the applicants propose to handle screening of garbage enclosures and roof top mechanical equipment. The Committee would also request the applicants' proposed locations for signage pylons.



K. McLAREN
SECRETARY

KM/TH/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1993 July 13

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
JULY 13, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, July 13, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand
Mr. R. Dafoe
Mr. W. Haley
Mr. A. Smode
Mr. P. Kwasnicky
Mr. B. Aichberger

STAFF:

Mr. K. McLaren, Development Control Technician
Mr. T. Hawkins, Planning Assistant

GUESTS:

Mr. M. McDonald
Mr. B. Skinner
Mr. M. Katz

1. PRELIMINARY REVIEW OF PROPOSED ADDITION TO THE INTERMEDIATE CARE FACILITY AT 1419 CARTIER AVENUE

The Committee reviewed the preliminary plans received in the Planning Department on June 9, 1993, the coloured photographs submitted on July 12, 1993 and the coloured elevation drawings presented at this meeting.

DESIGN COMMITTEE MEETING
OF JULY 13, 1993

1. cont'd/

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

The Committee recommends acceptance of the proposed development in preliminary. At the time of building permit application, the Committee will be looking for the normal detailing, plus a detail of the balcony rail and specifications for tree and shrub preservation to be shown on plan.

2. **PRELIMINARY REVIEW OF PROPOSED 51 UNIT TOWNHOUSE PROJECT ON PINETREE WAY IN WESTWOOD PLATEAU (PARCEL 5P)**

The Committee reviewed the preliminary plans and colour perspective received in the Planning Department previously and the revised alternatives presented at this meeting by Mr. B. Skinner, the developer, and Mr. M. Katz, the project architect. After explaining the alternatives and after answering the Committee's questions, Mr. Skinner and Mr. Katz left the meeting.

The Committee appreciates the applicants response to their earlier comments and would compliment the delegation on the thoroughness of their submission. The Committee now recommends acceptance of this project in preliminary.

At the building permit application stage the Committee will be looking for all the items discussed to be incorporated into the working drawings.

Mr. P. Kwasnicky left the meeting at this point.

3. **BUILDING PERMIT REVIEW OF PROPOSED BALCONY COVERINGS FOR HIGH-RISE AT 728 FARROW STREET**

The Committee reviewed the building permit plans received in the Planning Department on July 5, 1993 and the colour photographs and material samples submitted on July 12, 1993.

DESIGN COMMITTEE MEETING
OF JULY 13, 1993

3. cont'd/

The Committee does not feel that the balcony covers proposed are a suitable design solution. The Committee feels they will generally appear weak and do not suit the strong design elements of the high-rise structure.

A revised solution should take into consideration these comments and clarify how drainage will be handled.

Mr. P. Kwasnicky returned to the meeting at this point.

4. **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO INTERMEDIATE CARE FACILITY AT 1010 ALDERSON AVENUE**

The Committee reviewed the building permit plans received in the Planning Department on June 29, 1993 and the coloured elevations and photographs submitted earlier on December 18, 1992.

The Design Committee recommends acceptance of this project.

5. **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO COQUITLAM CHRYSLER CAR DEALERSHIP BUILDING AT 2960 CHRISTMAS WAY**

The Committee reviewed the building permit plans received in the Planning Department on June 28, 1993 and the letter from the owner received July 9, 1993.

The Design Committee recommends acceptance of this addition to the Coquitlam Chrysler dealership.

6. **REVIEW OF REVISED GRAPHICS PROPOSAL FOR AQUATIC CENTRE AT 1210 PINETREE WAY**

The Committee reviewed the coloured elevation drawing received in the Planning Department March 9, 1993 and the sketch alternatives submitted on June 9th and July 12, 1993.

The Committee has no objection to the "wave" theme that has been introduced. They feel however that the archway and the block do not relate to the wave feature. Some simplification of the mountain element and the addition of colour may be warranted.

DESIGN COMMITTEE MEETING
OF JULY 13, 1993

6. cont'd/

In general, the Committee feels the graphics should be reconsidered taking into consideration the above comments.

7. **BUILDING PERMIT REVIEW OF PROPOSED DRIVING RANGE ON THE WEST SIDE OF SCHOOLHOUSE STREET NORTH OF LOUGHEED HIGHWAY AT 170 SCHOOLHOUSE STREET**

The Committee reviewed the building permit plans received in the Planning Department on July 9th and 13th, 1993; the coloured perspective received earlier on July 2, 1993 and the letter from the project architect dated July 12, 1993.

The Committee recommends acceptance of the proposed development while requesting the Planning Department to ensure that the details are brought forward from the development permit drawings.

The Committee appreciates that the letter from the applicants explains the intent with regard to the construction of the garbage enclosure, however, this should now be depicted on the plans.

With regard to landscaping, the Committee feels that the trees are generally small and the caliper sizes should be increased.

The Committee therefore recommends acceptance of this project subject to the above items being resolved to the satisfaction of the Planning Director.

Respectfully Submitted,



K. McLAREN
SECRETARY

KM/TH/lS

COQUITLAM



INTER-OFFICE COMMUNICATION

1993 July 27

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
JULY 27, 1993**

T-1

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, July 27, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand
Mr. B. Aichberger
Mr. R. Dafoe
Mr. P. Kwasnicky
Mr. G. Shinkewski

STAFF:

Mr. N. Maxwell, Planning Assistant
Mrs. D. Tremblay, Planning Assistant

GUESTS:

Mr. S. McDonald
Mr. S. Henderson
Mr. D. Mordhorst
Mr. T. Hale
Mr. D. Vaughan

1. BUILDING PERMIT REVIEW OF PROPOSED BALCONY COVERS FOR HIGH-RISE APARTMENT BUILDING AT 728 FARROW STREET

The Committee reviewed the plans received in the Planning Department July 15, 1993 and the sketch perspective submitted on July 26, 1993. In addition, the Committee reviewed correspondence from the applicants and contractor which provides additional information.

DESIGN COMMITTEE MEETING
OF JULY 27, 1993

1. cont'd/

A delegation headed by Mr. S. McDonald discussed the canopies with the Committee. After explaining the proposal in greater detail and after answering the Committee's questions the delegation left the meeting.

The Committee commented that although they still have reservations with this proposal, they are, in an effort to expedite this issue willing to recommend acceptance given its limited visibility. The Committee therefore recommends acceptance of the additions subject to the applicants first resolving the following matters to the satisfaction of the Planning Director:

1. Adequate drainage and safety matters have been thoroughly reviewed and approved by the Building Inspector.
2. The canopy shape being adjusted to match the shape of the balconies they are to cover, and that the canopies themselves cover full balconies not just halves as currently proposed.
3. A substantial fascia element being established.

Mr. P. Kwasnicky arrived at this point in the meeting.

2. **BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE WESTWOOD MALL AT 3000 LOUGHEED HIGHWAY**

The Committee reviewed the plans and materials submitted earlier, and the coloured photographs recently submitted.

The Committee recommends acceptance of the awnings.

DESIGN COMMITTEE MEETING
OF JULY 27, 1993

3. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
SOUTHWEST CORNER OF UNITED BOULEVARD AND CLIPPER STREET
AT 1348 UNITED BOULEVARD**

The Committee reviewed the plans and coloured perspective received in the Planning Department May 18, 1993 and the letter from the project architect dated July 12, 1993, wherein the Committee was requested to reconsider their previous comment on the roof line.

The Committee upon reflection, now recommends acceptance of the project.

4. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
SOUTHEAST CORNER OF UNITED BOULEVARD AND CLIPPER STREET
AT 1368 UNITED BOULEVARD**

The Committee reviewed the plans and coloured perspective all received in the Planning Department July 14, 1993.

The Committee would commend the applicants on the proposed design, however, would request the submission of an actual coloured material sample board to confirm the intended colour scheme, and in particular, the glazing and frame colours. Information of refuse container locations and screening is also requested.

5. **PRELIMINARY REVIEW OF 63 UNIT APARTMENT BUILDING ON WEST
SIDE OF EASTWOOD STREET NORTH OF GLEN DRIVE AT
1200 EASTWOOD STREET**

The Committee reviewed the plans received in the Planning Department July 23, 1993 and the coloured elevations and perspective submitted on July 27, 1993.

The project architect, Mr. T. Hale, and the landscape architect, Mr. D. Vaughan were in attendance to present this latest building. After explaining the building and landscaping and after answering the Committee's questions, Mr. Hale and Mr. Vaughan left the meeting.

The Committee commented that in general the project is quite acceptable, however, several aspects require further review or clarification. The Committee then deferred the project for the following:

DESIGN COMMITTEE MEETING
OF JULY 27, 1993

5. cont'd/

1. The applicants to reconsider the large rather blank wall conditions proposed for the prominent northeast corner of the building. These large wall surfaces are not in keeping with the remainder of the building, and therefore reconsideration is felt to be warranted.
2. The submission of the typical landscape details, and in particular, information on fencing along the lake edge and information on what surface treatment is proposed for any wall exposures above the water level adjacent the walkways.
3. Information on any screening details proposed for the three ground floor units facing Guildford Way.

The Committee commented further, that it is important that the developer follow through on the detailing depicted on the architectural drawings as the detailing will be very important in the ultimate success of the development.

**6. BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING ON
NORTHWEST CORNER OF GLEN DRIVE AND HIGH STREET AT
2963 GLEN DRIVE**

The Committee reviewed the plans received in the Planning Department June 30, 1993 and the coloured perspective and material sample board submitted earlier.

The Committee recommends acceptance of the project, noting they would request the submission of a detail as to how the applicants proposed to finish the drywall on the inside of the glass wall of the parking garage.

DESIGN COMMITTEE MEETING
OF JULY 27, 1993

7. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT
1301 KETCH COURT**

The Committee reviewed the plans received in the Planning Department July 20, 1993 and the paint samples submitted on June 15, 1993.

The Committee recommends acceptance of the building, noting that they would endorse colour scheme number 2 and that colour scheme should be clearly depicted on the working drawings.

8. **PRELIMINARY REVIEW OF PROPOSED HOME IMPROVEMENT CENTRE
AT 960 - 1000 LOUGHEED HIGHWAY**

The Committee reviewed the preliminary site plan, coloured elevation drawing and coloured sample board all received in the Planning Department July 20, 1993.

The Committee commented that the site is highly visible from the Lougheed Highway and also the freeway to the south and that this factor is likely one of the prime reasons for the applicants choosing this site. Since the site is highly visible, special care must be taken with the design. The Committee feels that the building has not received the design attention which they feel this site demands. Areas of concern are basic including massing, entry identification, colour, lack of articulation, signage, building orientation, and the large expanse of asphalt with no landscape breaks.

The Committee cannot recommend acceptance of this project and feels that a major review of the building design is mandatory.

9. **PRELIMINARY REVIEW OF PHASE II OF "DEERCREST" TOWNHOUSE
PROJECT IN WESTWOOD PLATEAU AT 1470 JOHNSTON STREET**

The Planning Department brought forward the perspectives and coloured material sample board to the Committee as a prelude to the formal presentation of the preliminary plans for this project to generate discussion on the colour scheme. The Committee commented that they have no objection to the applicants following the architecture through the entire 3 phases. They should however, give serious consideration to a subtle colour change throughout the project given the eventual number of units proposed. The Committee therefore requests that the preliminary design presentation material include a response to the foregoing.

DESIGN COMMITTEE MEETING
OF JULY 27, 1993

10. Z-46-93 - PROPOSED PARKING LOT EXTENSION TO EXISTING CHURCH
AT 1032 RANCH PARK WAY

The Committee reviewed the landscape plan received in the Planning Department July 5, 1993.

The Committee commented that in general the proposed landscaping is quite acceptable, however the applicants should give consideration to the following:

1. The introduction of a solid fence along the south side of the parking lot to better screen the residential lot to the south.
2. Increasing the width of the landscape buffer along the south property line by adjusting the parking spaces northwards and planting the area beyond the required wheel stops with a hardy low growing ground cover such as Cotoneaster Lowfast. The introduction of several decorative trees along this same side is also recommended.



N. MAXWELL
SECRETARY

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1993 August 10

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

**SUBJECT: DESIGN COMMITTEE MINUTES
AUGUST 10, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, August 10, 1993 with the following persons present:

COMMITTEE MEMBERS:

- Mr. K. Anand
- Mr. P. Kwasnicky
- Mr. G. Shinkewski

STAFF:

- Mr. Ken McLaren, Development Control Technician
- Mr. Neil Maxwell, Planning Assistant

GUESTS:

- Mr. J. Hansed
- Mr. W. Bopparte
- Mr. B. Layton
- Mr. M. Gottschligg

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 10, 1993

1. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE SOUTHEAST CORNER OF UNITED BOULEVARD AND CLIPPER STREET AT 1368 UNITED BOULEVARD**

The Committee reviewed the plans and colour perspective submitted earlier and the coloured material sample board received in the Planning Department August 10, 1993.

The Committee now recommends acceptance of the proposed building.

2. **Z-38-93 - PROPOSED SERVICE COMMERCIAL BUILDING ON SOUTH SIDE OF WOOLRIDGE STREET, EAST OF KING EDWARD STREET AT 1300 WOOLRIDGE STREET**

The Committee reviewed the plans and coloured perspective submitted earlier and the revised landscape plan received in the Planning Department July 14, 1993.

The Committee feels the increased calliper size of the street trees is acceptable, however, the introduction of only one additional plant adjacent the southeast and southwest corners of the building does not adequately respond to their request for additional planting nor does the introduction of the paired groupings of photinas along the street edge respond to their request for more variety in terms of colour and species. The Committee therefore requests that landscape adjustments which respond to the noted concerns be included in the detailed landscape plan which must accompany the building permit submission.

3. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON THE NORTH SIDE OF KETCH COURT WEST OF CLIPPER STREET AT 1321 KETCH COURT**

The Committee reviewed the plans submitted earlier and the revised perspective received in the Planning Department August 10, 1993.

The Planning Department staff advised the Committee that the applicant is convinced that the entrance canopy, as originally proposed, is quite acceptable and wishes to proceed on that basis.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 10, 1993

3. cont'd/

The Committee has no objection to the applicant proceeding to the working drawing stage based on the design concepts presented to date. In the Committee's opinion, however, if the applicant chooses to stay with the original canopy, he will be missing an opportunity to create a much more exciting and dramatic entry feature.

4. **BUILDING PERMIT REVIEW OF THE PROPOSED CANOPY FOR PETRO CANADA AT 78 GLACIER STREET**

The Committee reviewed the plans received in the Planning Department July 19, 1993 and August 9, 1993 along with the coloured photographs submitted on July 26, 1993.

The Committee recommends acceptance of the proposed canopy with the suggestion that the applicants paint the office fascia to match the new canopy design.

5. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF FAWCETT ROAD SOUTH OF HARTLEY AVENUE AT 26 FAWCETT ROAD**

The Committee reviewed the plans received in the Planning Department June 4, 1993, the revised elevation drawing submitted on June 28, 1993 and the revised landscape plan received in the Planning Department July 29, 1993.

The Committee recommends acceptance of the proposed building.

6. **PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO MINI STORAGE FACILITY AT 163 SCHOOLHOUSE STREET**

The Committee reviewed the plans received in the Planning Department July 26, 1993 and the coloured elevations, coloured samples and photographs of the existing buildings, all submitted on August 9, 1993.

The project engineer, Mr. J. Hansed, and the owner, Mr. W. Bopparte were in attendance to present the development. After explaining the project and the intended adjustments and after answering the Committee's questions, Mr. Hansed and Mr. Bopparte left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 10, 1993

6. cont'd/

The Committee recommends acceptance of the development in preliminary, with the suggestion that a window trim be provided around the windows to provide more interest and a greater level of detail. It was also suggested that some landscaping be introduced adjacent the building to soften the negative effect of the large black top area in front of the office.

7. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON WEST SIDE OF FAWCETT ROAD SOUTH OF HARTLEY DRIVE AT 32 FAWCETT ROAD**

The Committee reviewed the plans and coloured elevation drawing all received in the Planning Department August 4, 1993.

The Committee finds the project in general quite acceptable, however, they would recommend that the applicants review the types and placement of the windows along the south and north elevations. The Committee would also request the submission of a signage concept.

8. **PRELIMINARY REVIEW OF PROPOSED TORONTO DOMINION BANK ON WEST SIDE OF JOHNSON STREET NORTH OF BARNET HIGHWAY AT 1140 JOHNSON STREET**

The Committee reviewed the revised preliminary plans received in the Planning Department July 19, 1993.

The Committee recommends acceptance in preliminary of the proposed building.

9. **Z-5-93 - PRELIMINARY REVIEW OF PROPOSED 4 UNIT TOWNHOUSE BUILDING AT 314 LAVAL STREET**

The Committee reviewed the plans submitted previously and the revised elevations submitted on August 6, 1993 and the more detailed landscape plan supplied on August 9, 1993.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 10, 1993

9. cont'd/

A delegation consisting of Mr. R. Layton and Mr. M. Gottschligg was in attendance to present the project. After explaining the latest revisions and after answering the Committee's questions, Mr. Layton and Mr. Gottschligg left the meeting.

The Committee recommends acceptance of the project in preliminary with the suggestion that the proposed arch on the end elevations be widened as discussed.

10. **BUILDING PERMIT REVIEW OF A PROPOSED 51 UNIT TOWNHOUSE PROJECT ON PINETREE WAY IN WESTWOOD PLATEAU AT 1685 PINETREE WAY**

The Committee reviewed the plans received in the Planning Department August 6, 1993, the landscape plans submitted on August 10, 1993 and the paint chips submitted earlier.

The Committee recommends acceptance of the project on the understanding that the Planning Department will ensure as each phase proceeds, that the applicants have followed through on the details as agreed to earlier.

11. **PRELIMINARY REVIEW OF PROPOSED COMMERCIAL/RESIDENTIAL COMPLEX ON SOUTHEAST CORNER OF GLEN DRIVE AND HIGH STREET AT 2988 - 2992 GLEN DRIVE**

The Committee reviewed the preliminary plans, coloured elevation drawings, and coloured material sample board all received in the Planning Department August 4, 1993 as well as the perspective drawing and updated landscaping concept received August 10, 1993.

The project architect, Mr. P. Kwasnicky was in attendance to present the development. After explaining the project and after answering the Committee's questions Mr. Kwasnicky left the meeting.

DESIGN COMMITTEE MEETING
MINUTES OF AUGUST 10, 1993

11. cont'd/

Even though there was no quorum present, the two remaining Committee members enthusiastically endorsed the project. The development has drawn heavily on the design guidelines for the area and the Committee members noted the rich colours and quality materials. It was further noted that the stucco volumes add significantly to the design and help to unify the project.

The Committee understands the project detailing in terms of lighting, storefront, signage, etc., and particularly the signage for the prime tenant over the main entry at High Street are still to be developed further. Once these design issues have been more firmly established, the Committee would appreciate the submission of plans for review along with the coloured perspective now being prepared.

In summary, the Committee members have no hesitation in recommending acceptance of the project in preliminary and would commend the design team on the project as presently proposed.



NEIL MAXWELL
SECRETARY

NM/lis

C O Q U I T L A M

INTER-OFFICE COMMUNICATION



T-1

1993 August 24

Our file:

MEMO TO: Land Use Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES
AUGUST 24, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, August 24, 1993 with the following persons present:

COMMITTEE MEMBERS:

- Mr. B. Aichberger
- Mr. K. Anand
- Mr. W. Haley
- Mr. A. Smode

STAFF:

- Mr. K. McLaren, Development Control Technician
- Ms. L. Giesbrecht, Planning Assistant

1. BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO AN OFFICE BUILDING ON THE "DOMTAR LANDS" AT 25 BRAID STREET

The Committee reviewed the Building Permit plan received in the Planning Department August 24, 1993.

The Committee found the project in general, quite acceptable, however, would recommend that the applicants decrease the spacing of the proposed Junipers with a corresponding increase in their numbers.

DESIGN COMMITTEE MEETING
OF AUGUST 24, 1993

2. **BUILDING PERMIT REVIEW OF PROPOSED 38 UNIT APARTMENT BUILDING AT 1145 HEFFLEY CRESCENT**

The Committee reviewed the Building Permit plans received in the Planning Department July 16, 1993, the material sample board received August 24, 1993, and the colour perspective presented at this meeting.

The Committee recommends acceptance of the proposed building.

3. **BUILDING PERMIT REVIEW OF PROPOSED 8 UNIT APARTMENT PROJECT AT 820 LAVAL STREET**

The Committee reviewed the Building Permit plans received in the Planning Department August 3, 1993, the coloured elevation drawings, and colour sample boards submitted on April 21, 1993.

The Committee recommends acceptance of the proposed building with the understanding that the Planning Department will request clarification as to how the applicant is proposing to handle garbage pick up.

4. **BUILDING PERMIT REVIEW OF PROPOSED 63 UNIT APARTMENT BUILDING ON THE WEST SIDE OF EASTWOOD STREET NORTH OF GLEN DRIVE AT 1200 EASTWOOD STREET**

The Committee reviewed the plans received in the Planning Department August 24, 1993, and the revised coloured elevations and colour perspective resubmitted August 24, 1993.

The Committee recommends acceptance of the proposed building.

5. **BUILDING PERMIT REVIEW OF PROPOSED 144 UNIT HIGH-RISE APARTMENT BUILDING IN "LAKESIDE TERRACES" AT 3070 GUILDFORD WAY**

The Committee reviewed the plans received in the Planning Department August 18, 1993, the coloured north elevation received April 8, 1993, the coloured perspective received May 18, 1993, and the colour sample board received May 18, 1993.

The Committee recommends acceptance of the proposed building.

DESIGN COMMITTEE MEETING
OF AUGUST 24, 1993

6. **REVISED DEVELOPMENT PERMIT REVIEW OF PROPOSED 41 UNIT
APARTMENT PROJECT ON THE NORTHEAST CORNER OF BRUNETTE
AVENUE AND CASEY STREET AT 1413 BRUNETTE AVENUE**

The Committee reviewed the plans received in the Planning Department August 24, 1993, and the colour sample board received March 10, 1993.

The project architect, Mr. K. Anand, presented the revised drawings for the Committee's consideration. After explaining the plan adjustments and after answering the Committee's questions, Mr. Anand left the meeting.

The Committee finds the changes to the project generally acceptable, however, they would recommend that the applicants enhance the appearance of the east elevation closest to Brunette Avenue.



L. GIESBRECHT
ACTING SECRETARY

LG/ms

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1993 September 14

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
SEPTEMBER 14, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, September 14, 1993 with the following persons present:

COMMITTEE MEMBERS:

- Mr. B. Aichberger
- Mr. K. Anand
- Mr. W. Haley
- Mr. P. Kwasnicky
- Mr. A. Smode

STAFF:

Mr. N. Maxwell, Planning Assistant

**1. PRELIMINARY REVIEW OF PROPOSED WATER PUMP STATION AT
340 MARINER WAY**

The Committee reviewed the preliminary plans, coloured elevations and site photographs all received in the Planning Department August 26, 1993.

The proposal is generally quite acceptable, however the Committee felt the submission lacked several bits of key information. This item was therefore deferred for:

- a) a landscaping concept which addresses the need to soften the entrance area and screen the west elevation from the adjacent residences;
- b) information on what else is proposed for the existing structure i.e. is it to be repainted, what colour are the guard rails etc.

DESIGN COMMITTEE MEETING
OF SEPTEMBER 14, 1993

2. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
NORTH SIDE OF KETCH COURT WEST OF CLIPPER STREET AT
1321 KETCH COURT**

The Committee reviewed the preliminary landscape plans received in the Planning Department June 11, 1993 and July 22, 1993 along with the letter from the master developer's architect submitted on August 19, 1993.

After considering the above letter, the Committee indicated they would have no objection to the applicants following the recommendations of the master developer's architect in terms of landscape treatment along the front lot line.

3. **BUILDING PERMIT REVIEW OF PROPOSED RECREATION BUILDING FOR
MULTI-STOREY APARTMENT COMPLEX AT 1199 EASTWOOD STREET**

The Committee reviewed the plans of the proposed recreation building received in the Planning Department August 3, 1993.

The Committee recommends acceptance of the recreation building subject to the applicants first submitting a sample of the dark beige brick to confirm that its colour is compatible with the other proposed building materials.

4. **Z-62-93 - PRELIMINARY REVIEW OF PROPOSED 4-UNIT TOWNHOUSE
PROJECT ON SOUTHEAST CORNER OF BEGIN STREET AND CARTIER
AVENUE AT 307 BEGIN STREET**

The Committee reviewed the preliminary plans, coloured perspective and sample board all received in the Planning Department August 13, 1993.

The Committee recommends acceptance of the project in preliminary, noting that they would request information on whether the two large existing trees along Begin street can be retained and integrated into the landscape plan.

DESIGN COMMITTEE MEETING
OF SEPTEMBER 14, 1993

5. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING IN
"PACIFIC REACH" AT 1365 UNITED BOULEVARD**

The Committee reviewed the plans and coloured elevations received in the Planning Department August 24, 1993, the landscape plan on July 16, 1993 and the colour sample board on February 4, 1993.


The Committee finds the form and character of the proposed architecture generally quite acceptable. However, given the extent of this project when reviewed in context with virtually identical developments to the west, the Committee would encourage some variety in areas such as colour and materials. The Committee requests that a proper coloured material board accompany revised plans. In addition, the Committee feels the refuse container locations and screening should be reviewed as the current proposal does not appear compatible with the parking layout or the building design.

6. **BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND
ADDITION TO A MINI-WAREHOUSE DEVELOPMENT AT
163 SCHOOLHOUSE STREET**

The Committee reviewed the plans received in the Planning Department on August 27, 1993 and the coloured elevations and photographs submitted earlier.

The Committee earlier recommended an applied trim around the windows and not the simple score line in the stucco currently proposed. The Committee noted further that the soffit line must be raised to accommodate the trim board.

The application was deferred for the submission of revised plans covering the above, plus a landscape plan which identifies the plant material proposed for the planters adjacent to the building.


NEIL MAXWELL
SECRETARY

NM/ms

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1993 September 28

Our file:

T-1

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
SEPTEMBER 28, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, September 28, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand
Mr. R. Dafoe
Mr. W. Haley

STAFF:

Mr. N. Maxwell, Planning Assistant
Ms. L. Giesbrecht, Planning Assistant

GUESTS:

Mr. P. Leonard
Mr. W. Koshman

1. **PRELIMINARY REVIEW OF PROPOSED RESTAURANT TO OCCUPY EXISTING COMMERCIAL SPACE AT 2991 LOUGHEED**

The Committee reviewed the coloured photograph board, colour material sample board and elevation drawing all received in the Planning Department September 23, 1993.

DESIGN COMMITTEE MEETING
OF SEPTEMBER 28, 1993

1. cont'd/

The project architect, Mr. P. Leonard and Mr. W. Koshman, the representative from Moxie's Restaurant, were in attendance to present the concepts for the proposed restaurant. After explaining the concept and answering the Committee's questions, Mr. Leonard and Mr. Koshman left the meeting.

The Committee finds the ideas quite interesting, however, would recommend that the applicant submit a firm concept for the proposed exterior treatment of the building. The Committee would also request the submission of colour photographs depicting the existing exterior finish of the "Future Shop" store located directly north of the proposed Moxie's Restaurant.

2. **PRELIMINARY REVIEW OF PHASE II OF "DEERCREST" TOWNHOUSE PROJECT IN WESTWOOD PLATEAU AT 1470 JOHNSON STREET**

The Planning Department brought forward the coloured perspective and colour sample board submitted with Phase I (2979 Panorama) and the letter from the owners received in the Planning Department September 16, 1993 which requests that the previously chosen colour scheme be retained.

The Committee, upon reflection, has no objection to the applicants retaining the colour scheme for the overall project as originally proposed.

3. **BUILDING PERMIT REVIEW OF PROPOSED 4 UNIT TOWNHOUSE DEVELOPMENT AT 314 LAVAL SQUARE**

The Committee reviewed the coloured elevation, colour sample chips, roofing material sample, etc. received in the Planning Department April 6, 1993, and the Building Permit plans received August 19, 1993.

The Committee recommends acceptance of the project subject to the details being confirmed to the satisfaction of the Planning Director.

DESIGN COMMITTEE MEETING
OF SEPTEMBER 28, 1993

4. **PRELIMINARY REVIEW OF PROPOSED "CAPE HORN" PUMP STATION AT
340 MARINER WAY**

The Committee reviewed the coloured elevations and site plan received in the Planning Department August 26, 1993, the material sample board, landscape plan, and the letter from Kerr Wood Leidal Associates Ltd. received September 27, 1993.

The Committee recommends acceptance of the project in preliminary with the suggestions that the proposed landscaping be upgraded to provide for the introduction of street trees, of not less than a 7.0 cm caliper, to the proposed landscaping areas adjacent to Mariner Way.

If this project proceeds to the working drawing stage, the Committee would be looking for the usual construction details plus a response to the above comments.

5. **PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT
32 FAWCETT ROAD**

The Committee reviewed the letter from David Nairne & Associates Ltd. received in the Planning Department September 16, 1993, and the coloured elevation received August 4, 1993.

The Committee recommends acceptance of the project in preliminary.



LAURA GIESBRECHT
ACTING SECRETARY

LG/ms

COQUITLAM

INTER-OFFICE COMMUNICATION



T-1

1993 October 12

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
OCTOBER 12, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, October 12, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger

Mr. K. Anand

Mr. R. Dafoe

Mr. A. Smode

STAFF:

Mr. K. McLaren, Development Control Technician

Mr. N. Maxwell, Planning Assistant

GUESTS:

Mr. H. Hatch

Mr. P. Leonard

Mr. W. Koshman

Mr. B. Stewart

Mr. R. Carruthers

Mr. R. Elliott

1. BUILDING PERMIT REVIEW OF PHASE II OF "DEERCREST" TOWNHOUSE PROJECT IN WESTWOOD PLATEAU AT 1470 JOHNSON STREET

The Committee reviewed the colour sample boards received in the Planning Department June 10, 1992 and October 12, 1993 and the Building Permit plans received September 9, 1993.

DESIGN COMMITTEE MEETING
OF OCTOBER 12, 1993

1. cont'd/

Two colour options would be preferred, however since the applicants are convinced that one colour combination will suit their marketing needs, the Committee will acquiesce to this approach.

2. **REVIEW OF PROPOSED CHANGES TO 52 UNIT TOWNHOUSE PROJECT UNDER CONSTRUCTION ON THE NORTH SIDE OF PANORAMA DRIVE WEST OF JOHNSON STREET AT 2979 PANORAMA**

The Committee reviewed the Building Permit Plans received in the Planning Department previously, the letter from the D.M. Group received October 8, 1993 and the two faxed plans from the owner Ledingham McAllister received October 8, 1993 all of which relate to a request to modify the extent of pavers previously proposed.

The Committee believes that the proposed paving material adjustment from interlocking pavers to exposed aggregate will not retain the integrity of the original design concept. To achieve a similar effect, the Committee would entertain a coloured stamped concrete in lieu of the pavers.

3. **REVIEW OF PROPOSED CHANGES TO 60 UNIT APARTMENT PROJECT UNDER CONSTRUCTION AT 523 WHITING WAY**

The Committee reviewed the Building Permit Plans received in the Planning Department September 29, 1992 and November 20, 1992, and the colour photographs received October 12, 1993 relating to the request to adjust the finish on the exposed concrete walls.

The Committee recommends acceptance of the walls in their present form.

4. **PROPOSED EXTERIOR ALTERATIONS TO 7-ELEVEN STORE AT 1500 AUSTIN AVENUE**

The Committee reviewed the Sign Permit application and elevation drawings received in the Planning Department October 6, 1993.

DESIGN COMMITTEE MEETING
OF OCTOBER 12, 1993

4. cont'd/

The Committee appreciates the applicant's response to their previous concerns relating to the design of the fascia. The new proposal however, still does not meet the Committee's objective that any exterior alterations be sympathetic to the residential neighbourhood in which this building is located. Perhaps the applicants should consider locating the sign band below the soffit line and above the windows. In this way, the new signage would allow retention of the existing roof which is felt to be more desirable.

5. **BUILDING PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO A MINI-WAREHOUSE DEVELOPMENT AT 163 SCHOOLHOUSE STREET**

The Committee reviewed the plans received in the Planning Department August 27th and the revised Building Permit plans and landscape plan both received October 4, 1993.

The Committee recommends acceptance of the project with the suggestion that the applicants reconsider the construction detail of the lower window sill given the potential weathering problems.

6. **BUILDING PERMIT REVIEW OF PROPOSED RETAIL/INDUSTRIAL BUILDING FOR "JORDON'S FURNITURE" AT 1501 UNITED BOULEVARD**

The Committee reviewed the Building Permit plans received in the Planning Department July 5, 1993, the landscape plan received October 4, 1993 and the coloured perspective and coloured sample board both received September 30, 1993.

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

- a) modification of the tree type proposed along the front of building. A large shade tree in place of the small ornamental Cherry trees proposed are recommended to create the image depicted on the perspective;
- b) adjusting the window treatment over the loading area on the rear elevation.

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

DESIGN COMMITTEE MEETING
OF OCTOBER 12, 1993

7. PRELIMINARY REVIEW OF PROPOSED 17 UNIT APARTMENT PROJECT ON THE SOUTH SIDE OF CARTIER AVENUE EAST OF CASEY STREET AT 1416 CARTIER AVENUE

The Committee reviewed the preliminary plans received in the Planning Department September 24th and September 27, 1993 and the coloured perspective and sample board presented at the meeting.

The project architect, Mr. H. Hatch, was in attendance to present the development. After explaining the project and after answering the Committee's questions, Mr. Hatch left the meeting.

The Committee feels that the design elements would satisfy the architectural expression envisaged by the guidelines for this area. The major concern with this project however, is that it has failed to relate very well to the neighbourhood context in terms of massing and height. The height in particular would be very imposing on the existing and proposed development on adjacent land. Simply stated, in the Committee's opinion, the development appears inappropriate for the lot in terms of massing, height and Official Community Plan guidelines. In light of the foregoing, the Committee cannot recommend acceptance of the project as currently proposed.

Mr. K. Anand returned to the meeting at this point.

8. PRELIMINARY REVIEW OF PROPOSED RESTAURANT TO OCCUPY EXISTING COMMERCIAL SPACE AT 2991 LOUGHEED

The Committee reviewed the elevation, colour photographs and colour sample board all received in the Planning Department September 27, 1993 and the coloured elevation and colour photographs received October 8, 1993.

The project architect, Mr. P. Leonard, and Mr. W. Koshman and Mr. B. Stewart, representatives from "Moxie's Restaurants" were in attendance to present the concept for the proposed restaurant. After explaining the concept and answering the Committee's questions, Mr. Leonard, Mr. Koshman and Mr. Stewart left the meeting.

The Committee believes that the proposed alterations will greatly improve the image of the centre along the Lougheed Highway. Some minor alterations to the design may be required to better integrate it with the modifications to the overall center, also presented at this meeting. In particular, the project architect should review the peaked element and the possibility of integrating the arched element proposed to be used elsewhere in the centre.

DESIGN COMMITTEE MEETING
OF OCTOBER 12, 1993

8. cont'd/

The Committee recommends acceptance in preliminary subject to the above concern being resolved to the satisfaction of the Planning Director.

9. **DEVELOPMENT PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS FOR THE PINETREE VILLAGE SHOPPING CENTRE AT 2991 LOUGHEED HIGHWAY**

The Committee reviewed the Development Permit plans received in the Planning Department June 19, 1992, the colour sample board received May 22, 1993.

The project architect, Mr. P. Leonard and the owner's representative Mr. R. Carruthers and Mr. R. Elliott were in attendance to present the revised concepts of the proposed exterior alterations to the existing commercial complex. After explaining the concept and answering the Committee's questions, the delegation left the meeting.

The Committee commended the project architect on the thorough yet brief description of the revised architectural design now contemplated for the centre. The new proposal is interesting and very rich in detail.

The only areas of concern identified by the Committee relates to the following:

- a) the three different exterior treatments in the Centre i.e. Save On Foods, Moxie's Restaurant and the tenant storefronts. The Committee suggests that if the arched element is integrated into the "Moxie's" proposal creating only two different treatments, the improvements would be acceptable;
- b) the structural poles. The ones which are not to be hidden should be given some sort of base treatment to integrate them into the overall upgrading.

The Committee recommends acceptance of the modifications in preliminary, subject to the applicants first addressing the above areas of concern to the satisfaction of the Planning Director.

The changes will be reviewed by the Committee at the Building Permit application stage.

DESIGN COMMITTEE MEETING
OF OCTOBER 12, 1993

**10. PROPOSED INDUSTRIAL BUILDING ON NORTH SIDE OF KETCH COURT
WEST OF CLIPPER STREET AT 1321 KETCH COURT**

The Committee reviewed the Building Permit plans received in the Planning Department October 5, 1993 and the coloured perspective and material sample board both submitted earlier on June 10, 1993.

The Committee recommends acceptance of this project.

**11. BUILDING PERMIT REVIEW OF PROPOSED TORONTO-DOMINION BANK
OF WEST SIDE OF JOHNSON STREET NORTH OF BARNET HIGHWAY AT
1140 JOHNSON STREET**

The Committee reviewed the plans received in the Planning Department July 19th, August 18th and September 10, 1993, and the perspective and elevation board received March 6, 1992.

The Committee recommends acceptance of this project.

**12. BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING ON
WEST SIDE OF FAWCETT ROAD SOUTH OF HARTLEY DRIVE AT
32 FAWCETT ROAD**

The Committee reviewed the Building Permit plans received in the Planning Department August 27, 1993.

The Committee recommends acceptance of this project.


NEIL MAXWELL
SECRETARY

NM/ms

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1993 October 26

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
OCTOBER 26, 1993**

T-2

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, October 26, 1993 with the following persons present:

COMMITTEE MEMBERS:

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

STAFF:

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

GUESTS:

Mr. H. Hatch

1. BUILDING PERMIT REVIEW PROPOSED OF "CAPE HORN" PUMP STATION AT 340 MARINER WAY

The Committee reviewed the landscape plan received in the Planning Department September 27, 1993 and the letter from the Greater Vancouver Regional District received October 4, 1993 along with the detailed plans submitted earlier.

DESIGN COMMITTEE MEETING
OF OCTOBER 26, 1993

1. cont'd/

The Committee noted the request to not install any street trees along Mariner Way given the existence of the overhead power lines. Since B.C. Hydro has allowed planting on the rights-of-way before, provided the ultimate height is controlled, the Committee believes the planting of street trees is possible. The Committee therefore reiterates their request with the suggestion that 5-6 trees be installed with the landscape architect selecting a species which would reach a maximum height of 15' at maturity.

2. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING IN "PACIFIC REACH" AT 1365 UNITED BOULEVARD**

The Committee reviewed the Building Permit plans for the adjacent building at 1335 United Boulevard previously received in the Planning Department as well as the plans and coloured elevations received August 24, 1993, the colour sample board received February 4, 1993, and the letter from Christopher Bozyk Architects Ltd. received October 7, 1993.

The Committee believes that the central, larger building at 1335 United Boulevard is quite acceptable. However, when reviewed in context with the second and third building the one colour scheme for all three structures cannot be endorsed. The Committee therefore reiterates their previous suggestion that the colour be varied. With that in mind, the Committee respectfully requests reconsideration of the colour scheme as they believe this issue must be resolved prior to commencement of construction.

3. **REVIEW OF PROPOSED CHANGES TO 59 UNIT APARTMENT BUILDING AND RECREATION CENTER UNDER CONSTRUCTION AT 3075 PRIMROSE LANE**

The Committee reviewed the Building Permit plans previously submitted to the Planning Department earlier and the revised elevation drawings for Building "F" received October 14, 1993.

The Committee appreciates the opportunity to review and comment on requested changes to the project as it evolves through the construction program to final completion. The revisions requested to the balcony elements will improve the project, and therefore the Committee recommends acceptance of the proposed changes.

DESIGN COMMITTEE MEETING
OF OCTOBER 26, 1993

4. **63 UNIT APARTMENT BUILDING ON THE WEST SIDE OF EASTWOOD STREET NORTH OF GLEN DRIVE AT 1200 EASTWOOD STREET**

The Committee reviewed the Building Permit plans previously submitted to the Planning Department and the revised elevation drawings for Building "C" received October 14, 1993.

The Committee appreciates the opportunity to review and comment on requested changes to the project as it evolves through to the construction stage. The revisions requested to the balcony elements will improve the project, and therefore the Committee recommends acceptance of the proposed changes.

5. **PRELIMINARY REVIEW OF PROPOSED FIELD HOUSE IN MACKIN PARK AT 1046 BRUNETTE AVENUE**

The Committee reviewed the preliminary plans and coloured information received in the Planning Department October 26, 1993.

The Committee finds the general form and character of the shelter to be acceptable, but would recommend that a brighter roofing colour be considered to introduce more "life" to the park and be more in keeping with the other existing structures in the park.

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

6. **Z-68-93 - PRELIMINARY REVIEW OF PROPOSED 14 UNIT APARTMENT PROJECT ON THE SOUTH SIDE OF CARTIER AVENUE EAST OF CASEY STREET AT 1412-1418 CARTIER AVENUE**

The Committee reviewed the revised preliminary plans received in the Planning Department October 26, 1993 and the ones presented at this meeting.

Mr. H. Hatch, the project architect, was in attendance to present the revised architectural concepts. After explaining the modifications and after answering the Committee's questions, Mr. Hatch left the meeting.

The Committee is quite pleased with the new design direction. The building's massing and height are much improved and therefore the Committee suggests that the applicants move forward with the development based on the latest design. When the plans are being developed the applicants should review:

DESIGN COMMITTEE MEETING
OF OCTOBER 26, 1993

6. cont'd/

- 1) the end conditions as discussed;
- 2) the middle section on the front elevation since the window treatment is not consistent with others on that facade.

Future submissions should include a response to the above, and be supplemented with full coloured elevations, a material sample board, fencing details etc.

7. **REVIEW OF REVISED PLANS OF PROPOSED 41 UNIT APARTMENT PROJECT ON THE NORTHEAST CORNER OF BRUNETTE AVENUE AND CASEY STREET 1413 BRUNETTE AVENUE**

The Committee reviewed the plans received in the Planning Department August 24, 1993 and the revised elevation plan received October 14, 1993.

The Committee recommends acceptance in preliminary of the revised elevations and the project in general.

Mr. K. Anand returned to the meeting.

8. **PROPOSED CANOPY FOR EXISTING PUMP STATION AT 2330 UNITED BOULEVARD**

The Committee reviewed the Building Permit plans received in the Planning Department October 4, 1993, the coloured elevations, photograph, and colour material samples received October 22, 1993.

The Committee recommends acceptance of the proposed canopy.

9. **TRI-COMMUNITY BUILDERS AWARD**

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 put forward the following buildings:

DESIGN COMMITTEE MEETING
OF OCTOBER 26, 1993

9. cont'd/

RESIDENTIAL

2951 Panorama Drive
2590 Panorama Drive
2880 Panorama Drive
2990 Panorama Drive
556 Rochester Avenue
310 Decaire Street
301 Schoolhouse Street
3073 Glen Drive
1189 Eastwood Street
1199 Westwood Street
3065 Primrose Lane

COMMERCIAL

1006 Westwood Street
329 North Road
1131 Austin Avenue
2963 Glen Drive

INDUSTRIAL

266 Schoolhouse Street
2231 Hartley Avenue
93 North Bend Street



NEIL MAXWELL
SECRETARY

NM/ms

COQUITLAM

INTER-OFFICE COMMUNICATION



1993 December 1

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
DECEMBER 1, 1993**

T-1

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Wednesday, December 1, 1993 with the following persons present:

COMMITTEE MEMBERS:

- Mr. B. Aichberger
- Mr. K. Anand
- Mr. R. Dafoe
- Mr. W. Haley
- Mr. P. Kwasnicky
- Mr. A. Smode

STAFF:

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

GUESTS:

- Mr. G. Sawatsky
- Mr. D. Mitchell
- Mr. L. Podohora
- Ms. P. Campbell
- Mr. S. Henderson

1. REVIEW OF PROPOSED LANDSCAPE REVISIONS FOR THE 60 UNIT APARTMENT COMPLEX UNDER CONSTRUCTION AT 523 WHITING WAY

The Design Committee reviewed the Building Permit plans received in the Planning Department previously, the revised landscape plan received November 4, 1993 and the letter from David Easton, the landscape architect, received November 29, 1993.

DESIGN COMMITTEE MEETING
OF DECEMBER 1, 1993

1. cont'd/

The purpose of requesting the specimen tree was to accent and draw attention to the circular drop-off area. By utilizing the same plant material which is proposed as a foundation screen, the result is a blending of the planting colour and texture rather than an accentuation of it. The Committee therefore requests that this matter be revisited with a view to introducing planting with more variety and colour.

2. **PROPOSED EXTERIOR ALTERATIONS TO THE 7-ELEVEN STORE AT
1500 AUSTIN AVENUE**

The Design Committee reviewed the coloured elevations and colour photograph received in the Planning Department November 26, 1993.

The Committee recommends acceptance of the new roof treatment proposed including the use of the bronze coloured metal roof.

3. **PROPOSED EXTERIOR ALTERATIONS TO THE 7-ELEVEN STORE AT
1031 BRUNETTE AVENUE**

The Design Committee reviewed the colour elevation drawings and the colour photographs received in the Planning Department November 26, 1993.

The Committee would prefer that the roof be the dark green colour proposed earlier, however, if the metal roof is not available in that colour, the bronze alternative would be acceptable. On the matter of the 7-Eleven logo on the roof, the proportions of the first proposal and the latest alternative are both extremes and therefore the Committee believes they should be reviewed. Once a compromise has been formulated, the Committee would be pleased to review it.

4. **PROPOSED CHANGES TO 52 UNIT TOWNHOUSE PROJECT UNDER
CONSTRUCTION ON THE NORTH SIDE OF PANORAMA DRIVE WEST OF
JOHNSON STREET AT 2979 PANORAMA**

The Design Committee reviewed the Building Permit plans received in the Planning Department previously, the revised landscape plans received November 23, 1993, and the letter from the landscape architect, David Mitchell of the D.M. Group, also received November 23, 1993.

DESIGN COMMITTEE MEETING
OF DECEMBER 1, 1993

4. cont'd/

Mr. Mitchell, the project's landscape architect, was in attendance to explain the requested revisions to the driveway and parking areas, and also to provide background as to how the site construction difficulties have dictated certain compromises. After answering the Committee's questions, Mr. Mitchell left the meeting.

The Committee recommends acceptance of the requested adjustments to the parking and driveway areas. On the matter of the large retaining walls also included in the revision package, those walls are not endorsed at this time. The Committee requests that the Planning Department staff conduct an on-site inspection to determine, first hand, what construction is being carried out and report back to the Committee for consideration of this issue. The applicant is also requested to provide coloured photos and details of the wall construction.

5. **PRELIMINARY REVIEW OF PROPOSED "AIKENHEADS" HOME IMPROVEMENT WAREHOUSE ON THE SOUTHWEST CORNER OF UNITED BOULEVARD AND SCHOONER STREET AT 1850 UNITED BOULEVARD**

The Design Committee reviewed the plans received in the Planning Department November 19, 1993 and the colour material sample board and coloured perspective received November 30, 1993.

A delegation consisting of Mr. G. Sawatsky, Mr. L. Podohora, Ms. P. Campbell and Mr. S. Henderson was in attendance. After explaining the project and after answering the Committee's questions, the delegation left the meeting.

The Committee is quite happy with the project, and in particular, the manner in which the large parking lot has been softened with landscaping. The Committee did however, identify several issues and therefore they request that the applicants:

- a) review the south elevation in general and how the rental shop is integrated into the design as this feature appears out of scale with the remainder of the building;
- b) give some consideration to screening of the refuse compactor area and the rooftop equipment. In relation to the rooftop equipment the Committee believes it may be quite visible from the highway and a sight line x-section would be helpful in analyzing this matter;

DESIGN COMMITTEE MEETING
OF DECEMBER 1, 1993

5. cont'd/

- c) provide information on exterior building and garden centre accent lighting, noting the Committee would encourage enhanced decorative lighting;
- d) consider the textured reveals in the tilt-up concrete panels;
- e) supply a sample of the garden centre screen once the type and colour has been decided, noting the typical galvanized finish is not encouraged.

To summarize, the Committee recommends acceptance of the project in preliminary but would appreciate a response to the above items prior to submission of the Building Permit drawings.

6. **BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL DEVELOPMENT ON THE SOUTHWEST CORNER OF WESTWOOD STREET AND DEWDNEY TRUNK ROAD AT 942 WESTWOOD STREET**

The Design Committee reviewed plans received in the Planning Department December 4, 7 and 8, 1992, and the Building Permit drawings received July 23, 1993 and revised plans received November 23, 1993.

The Committee recommends acceptance of the project subject to the applicants first confirming that the block work on the south elevation will be painted and that a climbing vine such as pyracantha be utilized in the southern planting strip in place of the cotoneasters.

7. **PRELIMINARY REVIEW OF THE BUILDING PERMIT PLANS FOR THE PROPOSED INDUSTRIAL BUILDING AT 1325 KETCH COURT**

The Design Committee reviewed the Building Permit plans received in the Planning Department July 20, 1993 and the landscape plan and coloured elevation received November 30, 1993.

The Committee feels that the general form and character of the building is acceptable. The south elevation is exposed to a public street and has little articulation. Further design consideration of this elevation is warranted. The Committee also requests that the elevations be updated to identify the colours of the window mullions, doors, roof flashing and glazing and that a material sample board be prepared.

DESIGN COMMITTEE MEETING
OF DECEMBER 1, 1993

7. cont'd/

The refuse container location should also be noted and a screening detail be supplied.



NEIL MAXWELL
SECRETARY

NM/ms

COQUITLAM



INTER-OFFICE COMMUNICATION

T-2

1993 November 9

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
NOVEMBER 9, 1993**

A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Tuesday, November 9, 1993 with the following persons present:

COMMITTEE MEMBERS:

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

STAFF:

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

GUESTS:

Mr. P. Lovick
Mr. R. Fasan
Mr. W. Fung

- 1. REVIEW OF THE EXISTING "REALTY WORLD" BUILDING ON THE NORTHEAST CORNER OF AUSTIN AVENUE AT HILLCREST STREET AT 2185 AUSTIN AVENUE**

The Committee reviewed the approved Building Permit plans previously received in the Planning Department, and the letter from the applicants and the colour photograph both received October 27, 1993.

The Committee recommends acceptance of the new colour scheme.

DESIGN COMMITTEE MEETING
OF NOVEMBER 9, 1993

2. **BUILDING PERMIT REVIEW OF AWNING FOR "CODY'S BOOKS" ON THE SOUTH ELEVATION OF WESTWOOD MALL AT 3000 LOUGHEED HIGHWAY**

The Committee reviewed the colour photographs of the northeast elevation previously submitted in the Planning Department, the colour photographs and material samples received October 27, 1993.

The Committee recommends acceptance of the awning and storefront construction.

3. **BUILDING PERMIT REVIEW OF PROPOSED ADDITION TO THE INTERMEDIATE CARE FACILITY AT 1419 CARTIER AVENUE**

The Committee reviewed the coloured elevations received in the Planning Department July 16, 1993 and the Building Permit plans received August 27, 1993.

The Committee recommends acceptance of the proposed addition and alterations.

4. **PRELIMINARY REVIEW OF THE PROPOSED EXTERIOR ALTERATIONS FOR THE PINETREE VILLAGE SHOPPING CENTER AT 2991 LOUGHEED HIGHWAY**

The Committee reviewed the Development Permit plans received in the Planning Department June 19, 1993, the colour information previously submitted, the letter from Hopping Kovach and Grinnell and the revised elevation drawing all received November 8, 1993.

The Committee recommends acceptance of the proposed alterations in preliminary.

5. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 1365 UNITED BOULEVARD**

The Committee reviewed the plans submitted previously and the revised colour scheme and covering letter from the project architect received in the Planning Department November 9, 1993.

DESIGN COMMITTEE MEETING
OF NOVEMBER 9, 1993

5. cont'd/

The Committee thanks the applicants for their response to the Committee's concern with the building colour. The project can now proceed with the note that the colour for the third building in this series being 1315 United Boulevard should match the colours for this structure.

6. **PRELIMINARY REVIEW OF THE PROPOSED "HOME DEPOT" IMPROVEMENT CENTRE AT 960-1000 LOUGHEED HIGHWAY**

The Committee reviewed the two colour perspectives received in the Planning Department October 19, 1993, the colour sample board and plans received November 1, 1993, the site plan and coloured elevation boards received November 5, 1993 and the preliminary construction cross-sections presented at this meeting.

Mr. Randy Fasan, the project architect was in attendance to present the revised concepts for the proposed commercial building. After explaining the concepts and answering the Committee's questions, Mr. Fason left the meeting.

The Committee commends the project architect and the applicants on their response to the Committee's earlier concerns. The particular areas of improvement noted by the Committee were:

- a) the buildings' orientation;
- b) the manner in which the massiveness of the structure has been mitigated, especially on the south (rear) elevation;
- c) the extensive landscaping in the parking lot.

The Committee now has no hesitation in recommending acceptance of the project in preliminary and looks forward to reviewing the working drawings at the Building Permit application stage.

7. **BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE 7-ELEVEN STORE AT 1031 BRUNETTE AVENUE**

The Committee reviewed the colour photographs and elevations drawings previously received in the Planning Department, the revised elevation drawing received November 5, 1993 and the coloured elevations presented at this meeting.

DESIGN COMMITTEE MEETING
OF NOVEMBER 9, 1993

7. cont'd/

The project architect, Mr. P. Lovick, was in attendance to present the concepts for the proposed exterior alterations. After explaining the concept and answering the Committee's questions, Mr. Lovick left the meeting.

The Committee appreciates the applicant's response to their previous concerns. The revised plans presented are a significant improvement over the original proposal.

The Committee recommends acceptance of the alterations subject to the entire existing fascia being painted the dark green colour and the new fascia band being extended to cover the area occupied by the second tenant.

8. **BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO THE 7-ELEVEN STORE AT 1500 AUSTIN AVENUE**

The Committee reviewed the colour photographs and elevation drawings previously received in the Planning Department, the revised elevation drawing received November 5, 1993 and the coloured elevations presented at this meeting.

The project architect, Mr. P. Lovick, was in attendance to present the concepts for the proposed exterior alterations. After explaining the concept and answering the Committee's questions, Mr. Lovick left the meeting.

The Committee thanks the applicants for their co-operation in resolving the concerns relating to this proposal. The revised plans presented are a significant improvement over the previous proposals and therefore the Committee can now recommend acceptance of the alterations.

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

9. **Z-68-93 - PRELIMINARY REVIEW OF PROPOSED 14 UNIT APARTMENT PROJECT ON THE SOUTH SIDE OF CARTIER AVENUE EAST OF CASEY STREET AT 1416 CARTIER AVENUE**

The Committee reviewed the revised preliminary plans and colour sample board received in the Planning Department November 5, 1993.

DESIGN COMMITTEE MEETING
OF NOVEMBER 9, 1993

9. cont'd/

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

The Committee recommends acceptance of the project in preliminary. If the development proceeds to the working drawing stage, the Committee would be looking for the usual construction details plus consideration of the following:

- a) a simplification as discussed of the use of the muntin bar treatment;
- b) a further review of the window treatment in the central facade on the front elevation since the windows currently proposed are inconsistent in terms of proportions and sizes.



NEIL MAXWELL
SECRETARY

NM/ms

CITY OF _____

C O Q U I T L A M



INTER-OFFICE COMMUNICATION

1993 December 14

Our file:

MEMO TO: Land Use Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES
DECEMBER 14, 1993**

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A meeting of the Design Committee was held in the Planning Department Conference Room at 6:30 p.m. on Wednesday, December 14, 1993 with the following persons present:

COMMITTEE MEMBERS:

Mr. K. Anand
Mr. P. Kwasnicky
Mr. G. Shinkewski

STAFF:

Mr. N. Maxwell, Planning Assistant
Ms. L. Giesbrecht, Planning Assistant

GUESTS:

Mr. G. Brown
Mr. M. Cox
Mr. C. Lockhead
Mr. R. Hoffart
Mr. B. Low
Mr. A. Moolin
Mr. T. Thompson

1. **PRELIMINARY REVIEW OF PROPOSED WASHROOM BUILDING FOR THE GOLF COURSE LOCATED AT 1630 PARKWAY BOULEVARD**

The Design Committee reviewed the preliminary plans and colour photographs received in the Planning Department December 8, 1993.

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1. cont'd/

The proposed building, although remotely located, should be more in keeping with the primary building on the site in terms of architecture and building materials. Given that the building does not meet the foregoing objective, the Committee cannot recommend acceptance of it as currently proposed.

2. **PROPOSED EXTERIOR ALTERATIONS TO THE EXISTING 7-ELEVEN STORE AT 1031 BRUNETTE AVENUE**

The Design Committee reviewed the coloured elevation drawings previously submitted in the Planning Department and the revised elevation drawing received December 13, 1993.

The Committee recommends acceptance of the revisions noting they appreciate the applicants co-operation in resolving the concerns with this project.

3. **BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 1325 KETCH COURT**

The Design Committee reviewed the Building Permit plans received in the Planning Department July 20, 1993, the landscape plan and coloured elevation drawing received November 30, 1993, and the revised elevation drawing presented at this meeting.

The project architect, Mr. T. Thompson, presented the revised elevation drawings for the Committee's consideration. After explaining the revisions and after answering the Committee's questions Mr. Thompson left the meeting.

The Committee recommends acceptance of the development.

4. **BUILDING PERMIT REVIEW OF THE PROPOSED BALCONY ALTERATIONS TO THE 48 UNIT APARTMENT BUILDING (BUILDING 'E') AT 3065 PRIMROSE LANE**

The Design Committee reviewed the Building Permit plans and colour perspective received in the Planning Department previously and the revised plans received November 17, 1993.

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4. cont'd/

The Committee recommends acceptance of the changes to the roof over the balcony on the southwest corner of the building.

5. **PRELIMINARY REVIEW OF A PROPOSED 90 UNIT APARTMENT COMPLEX AT THE SOUTHEAST CORNER OF ROCHESTER AVENUE AND LOUGHEED HIGHWAY AT 528-532 ROCHESTER AVENUE**

The Design Committee reviewed the preliminary plans received in the Planning Department November 24, 1993 and the coloured elevation drawings, coloured perspective and landscaping concept, all submitted on December 14, 1993.

The project architect, Mr. A. Cox, and Mr. A. Moolin, the landscape architect, presented the preliminary drawings for the Design Committee's consideration. After explaining the project and after answering the Committee's questions, Mr. Cox and Mr. Moolin left the meeting.

The Committee noted that the site shape and topographic constraints have been handled well by the design team. In addition, the choice of building materials and colours is also quite acceptable. There were however, several areas of concern expressed by the Committee and they relate to the following:

- 1) the east facing units in terms of privacy, limited screening and livability all of which may affect marketability;
- 2) the four level central courtyard. This area contains very tight spaces with narrow exterior corridors, all of which in the Committee's opinion will create a very uncomfortable and confining feeling;
- 3) the lack of open space. This issue could perhaps be resolved by designing a tower or by eliminating the "B" units as discussed.

In summary, the Committee has no difficulties with the exterior design expression, however has serious concerns with certain aspects of the project. A response is therefore requested on the above issues.

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6. PRELIMINARY REVIEW OF PROPOSED "SCOTT CREEK MIDDLE SCHOOL" AT 2685 GUILDFORD WAY

The Design Committee reviewed the preliminary plans, colour perspective, and material sample board received in the Planning Department December 7, 1993.

The School District #43 representative Mr. B. Low, and the project architect, Mr. G. Brown, presented the preliminary drawings for the Design Committee's consideration. After explaining the project and after answering the Committee's questions, Mr. Low and Mr. Brown left the meeting.

The Committee recommends acceptance of the form and character of the building in preliminary. If this project proceeds to the Building Permit application stage the Committee would be looking for the usual construction details plus plans and information on the following:

- 1) coloured elevation drawings once all the colours for the design elements have been firmed up plus an actual sample of the roofing material;
- 2) a cross-section through the south edge of the playfield to clearly demonstrate the anticipated grades along Guildford Way;
- 3) reconsideration of the refuse container location;
- 4) a firm landscape commitment in terms of tree retention and planting along the street edges;
- 5) the exterior lighting. Careful consideration should be given to the balancing of the functional versus aesthetic qualities of any lighting program.

7. BUILDING PERMIT REVIEW OF PROPOSED 65 UNIT APARTMENT BUILDING AT 1591 BOOTH AVENUE

The Design Committee reviewed the Development Permit/Building Permit plans received in the Planning Department July 16, 1993 and December 10, 1993, and the letter to Laura Giesbrecht of this department received December 13, 1993.

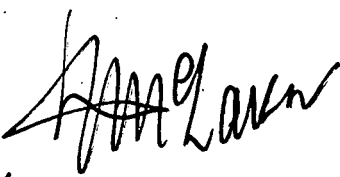
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7. cont'd/

The project architect, Mr. R. Hoffart and the owner, Mr. C. Lockhead, presented the preliminary drawings for the Design Committee's consideration which address the outstanding design issue. After explaining the revisions to the plans and after answering the Committee's questions, Mr. Hoffart and Mr. Lockhead left the meeting.

The Committee appreciates the opportunity to evaluate and offer comments for consideration prior to the working drawings being finalized. In relation to the specific issues the Committee advised that:

- 1) the treatment of the west parking garage wall is much improved, however the interim proposal for the lane outlet should be reviewed further with Planning staff;
- 2) the entry adjustment off Myrnam Street is acceptable, however the applicants are still to review the narrow strip of brickwork between the windows and the upper treatment of these same windows as discussed;
- 3) the commitment to a black balcony and black metal fence is noted;
- 4) the landscaping is still generally acceptable, however concern was expressed with the number, height, and long linear affect the terraces are creating. Consideration should be given to improving this aspect as discussed through possibly introducing a rock wall at the lower level or adjusting the walls in terms of location and/or heights.



NM
NEIL MAXWELL
SECRETARY

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