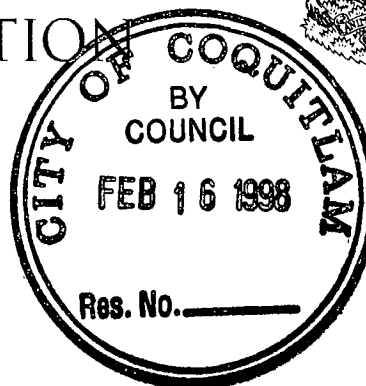


CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1998 January 20

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - JANUARY 20, 1998

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, January 20, 1998, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. W. Haley (Chair)
Mr. P. Kwasnicky
Mr. A. Smode

GUESTS:

Mr. Don Taylor
Mr. Ciaran Deery
Mr. Louis Conway
Mr. Craig Lochhead
Mr. Wayne Bissky
Mr. Igor Diklitch

STAFF:

Mr. N. Maxwell

**1) (98 118419 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED
NEW AUTOMOTIVE REPAIR SHOP AT 3050 GORDON AVENUE -
FIRST REVIEW**

The Committee reviewed the plans received in the Planning and Development Department January 9, 1998, and the colour information submitted on January 12, 1998.

The Committee cannot support the project as presently designed. While the overall shape and massing of the building is generally acceptable, the Committee requests that the applicants review and respond to the following areas of concern:

- 1) the office windows and man doors. These features appear to be out of proportion with the building.
- 2) the exterior materials. The type and texturing of the building blocks and the profile of the metal fascia needs to be clarified.
- 3) the signage. The design should be more in keeping with the style and proportions of the building.
- 4) the refuse container location. A less prominent location must be investigated. Also a screening detail should be supplied.
- 5) the blank east wall. This elevation should have a higher level of design interest given its visibility.
- 6) the landscaping. Additional planting in and around the site should be provided.
- 7) the rooftop mechanical equipment. If any equipment is proposed, the location should be identified and a screening detail developed.

In summary, the Committee cannot recommend acceptance of the project as currently proposed. Revised plans and information on the above matters are requested.

2) **PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE EXISTING SCHOOL AT 2161 REGAN AVENUE - SECOND REVIEW**

The Committee reviewed the plans received in the Planning and Development Department previously and the plans and colour information presented at this meeting.

The project architect, Mr. Don Taylor, was in attendance to present the plans and coloured information for the Committee's consideration. After explaining the project and answering the Committee's questions, Mr. Taylor left the meeting.

The Committee thanks the applicants for their prompt response to the Committee's previous comments. The modifications to the design, especially the gymnasium, were very well received. While some reservations were expressed with the dark "forest green" colour proposed, the Committee had no hesitation in recommending acceptance of the project in preliminary.

On the matter of a comprehensive landscape plan, the Committee agrees that its preparation and presentation should be delayed until the issues relating to site circulation, parking, fire fighting requirements, etc. have all been resolved. The plan should also provide information on site fencing.

3) **(98 118441 PY) PRELIMINARY REVIEW OF THE PROPOSED MULTI-THEATRE COMPLEX AT 170 SCHOOLHOUSE STREET - FIRST REVIEW**

The Committee reviewed the plans received in the Planning and Development Department January 13, 1998 and the colour information received January 14, 1998.

The project architects, Mr. Ciaran Deery and Mr. Louis Conway, were in attendance to present the plans and coloured information for the Committee's consideration. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee appreciates being given the opportunity to provide input into the project at this early stage in the design process. Their initial reaction is that the development, once completed, will be quite exciting. They also realize that the design is still evolving and that many aspects of the project have not yet been finalized. With that in mind, the Committee would suggest that the applicants, prior to their formal presentation, give consideration to the following:

3) cont'd/

- 1) The submission of a coloured perspective which would include all of the project elements and demonstrate their character and relationship on an overall basis;
- 2) The preparation of a landscape plan. This part of the application has as much importance to the ultimate success of the project as does the inside treatment of the building and the traffic circulation in and around the site. The plan should emphasize the need to provide visual relief to the large surface parking area and outdoor public spaces for theatre patrons. Interlocking pavers and similar quality materials should be used in the entrance areas and walkways throughout the site;
- 3) The highly visible nature of the west (rear) and particularly the southwesterly elevation. The rear of the building must also be carefully considered given the possible security and vandalism problems along the park strip;
- 4) The below grade parking. Lighting and security in the parking garage must be carefully scrutinized.
- 5) The placing of the refuse containers in a location which will not detract from the project.

4) **PRELIMINARY REVIEW OF THE PROPOSED TOWNHOUSE DEVELOPMENT AT 1111 BRUNETTE AVEUNE - FIRST REVIEW**

The Committee reviewed the plans and colour information received in the Planning and Development Department January 16, 1998 and the information presented at this meeting.

Mr. Craig Lochhead, the project owner, and the two project architects, Mr. Wayne Bissky and Mr. Igor Diklitch, were in attendance to present the plans and coloured information for the Committee's consideration. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee understands that this presentation was intended to mainly generate discussion and feedback, particularly on the northern site, prior to finalizing the design concepts and making the formal submission. With the foregoing in mind, the Committee commented as follows:

1. The northern site is overcrowded, has minimal open space between the rows of units and has no apparent provision of amenity space. These factors create less than desirable living conditions, therefore major work is warranted in these areas.

Design Committee Minutes
1998 January 20

4) cont'd/

2. The unit placement on the northern site is very regimented. The building lengths, heights and distances between units should be varied.
3. Consideration should be given to "flipping" the interior open space areas to create larger more usable spaces. The detailing of these private and semi-private areas must be carefully designed to be successful.
4. A break in the parking garage at the mid-point of the units rather than along their southern edge may create or generate opportunities to enlarge the open spaces referred to in 3. above and would also eliminate the stairs and walls in these same areas.
5. The "duplex ends" facing Marmont and Therrien Streets do not portray the same level of street wall presence that was depicted in design alternative A. Additional work is warranted along these two streets to elevate the proposed design character facing Marmont and Therrien Streets.
6. site cross-sections in a north/south direction are needed to accurately visualize the possible impact this development may have on the two homes immediately to the north.
7. The potential conflicts associated with having joint use of the common amenity space proposed on the southern site must be thoroughly investigated. The Committee would suggest that each project have its own facilities.
8. The construction detailing, choice of building materials, colour and construction execution will be extremely important to the ultimate success of the project on this prominent site in Maillardville.

In summary, the Committee realizes that the design is evolving and that modifications and design revisions are to be expected. The project, while showing considerable promise, needs much work in relation to the items mentioned above. Revised plans and information are therefore requested. A study model of the development may be a very helpful visual tool and should be considered. The Committee also notes that as the design progresses, comments will be generated and further requests for information and revisions may be forthcoming.



Neil Maxwell
Secretary

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

1998 February 03



TO: Growth Management Committee

FROM: Design Committee

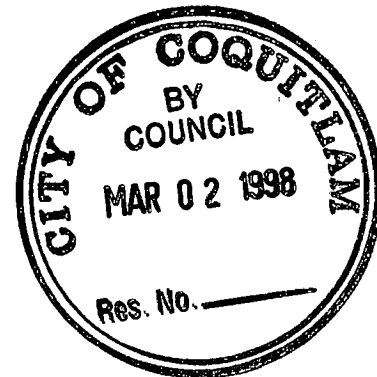
SUBJECT: DESIGN COMMITTEE MINUTES - FEBRUARY 03, 1998

T-1

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, February 03, 1998, with the following persons present:

COMMITTEE MEMBERS:

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



GUESTS:

Mr. Gerald Longson
Mr. Peter Viasbond
Mr. Wayne Byhre
Mr. William Lockett
Mr. Don Crockett
Mr. Bob Isaac-Renton

STAFF:

Ms. D. Cheveldeaw

Design Committee Minutes
1998 February 03

1) (97 113261 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED ADDITION TO SERVICE STATION BUILDING AT 750 LOUGHEED HIGHWAY - THIRD REVIEW

The Committee reviewed the coloured elevation received in the Planning and Development Department December 17, 1998, and the applicant's written response to the Committee's previous comments received on January 23, 1998.

The Committee recommends acceptance of the proposed addition.

2) (97 110430 CN) BUILDING PERMIT REVIEW OF PROPOSED PARKWAY MIDDLE SCHOOL AT 1450 PARKWAY BOULEVARD - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on December 02, 1997 and the architect's written response to the Committee's preliminary comments received February 02, 1998.

The Committee requests that the architect appear as a delegation at a future meeting to review the outstanding issues raised from the preliminary review. Up to date colour information should also be made available for review at that meeting.

3) (97 113308 PY) PRELIMINARY REVIEW OF PROPOSED ADDITIONS TO THE INDUSTRIAL BUILDING AT 225 NORTH ROAD - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department December 11, 1997, as well as the photographs of the site and the coloured elevation received January 28, 1998.

The project architect, Mr. Gerald Longson was in attendance to present the plans and coloured information for the Committee's consideration. After explaining the project and answering the Committee's questions, Mr. Longson left the meeting.

The Committee appreciates being given the opportunity to provide input into the redevelopment of this site. Their initial reaction is that the site has developed in somewhat of piecemeal fashion over the years. The Committee is concerned that the two new additions will continue to reflect this disjointed character. Therefore, they would suggest the applicants give consideration to the following:

3) cont'd

1) Developing a master plan approach to the colour scheme, landscaping and parking which would take into consideration the following:

- a base colour for the buildings as a common element;
- the other uses on the site;
- a comprehensive signage plan keeping in mind its visual presence along the freeway;
- a concept landscape plan for the site with emphasis on those areas where the new construction is to occur;

2) Preparing coloured elevations of the office component including the smaller stand alone office area.

4) **(97 113461 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED CELLULAR ANTENNA ENCLOSURE AT 1048 KING ALBERT STREET - SECOND REVIEW**

The Committee reviewed the plans and coloured information received in the Planning and Development Department on January 28, 1998 and February 23, 1998 and the photograph board presented at this meeting.

Mr. Peter Viasbond, the project manager, his associate, Mr. Wayne Byhre, the engineer, Mr. William Lockett and the landscape architect, Mr. Don Crockett, were in attendance to present the plans and coloured information for the Committee's consideration. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee would support the use of the smooth finish fibreglass panel on the exterior of the shroud and finds the landscaping over the shelter to be quite acceptable. Some concern was still expressed over the size of the shroud. The Committee realizes that the objective is to conceal the numerous cellular antennas, however the proportions of the shroud are not in keeping with the building's proportions. Therefore, the applicant should review the size of the shroud by possibly incorporating more articulation, the banding, breaking the structure into a number of smaller various elements, or reducing its scale.

5) (98 120435 PY) PRELIMINARY REVIEW OF A PROPOSED PRIVATE HOSPITAL/CARE CENTRE - PHASE 1 AT 739 ALDERSON AVENUE - FIRST REVIEW

The Committee reviewed the plans and coloured information received in the Planning and Development Department January 30, 1998 and the photograph board, coloured plan view and building details presented at this meeting.

Mr. Bob Isaac-Renton, the project architect, was in attendance to present the plans and photograph information for the Committee's consideration. After explaining the project and answering the Committee's questions, Mr. Isaac-Renton left the meeting.

The Committee commends the architect for taking a residential approach towards the design of the first phase of the project considering the location of the site and the surrounding uses. They would like to encourage the architect to pursue this design approach for the whole project. With the foregoing in mind, the Committee commented as follows:

- 1) The phasing of the future buildings must be consistent but not identical;
- 2) The amount of surface parking should be reduced and more underground parking be considered which would allow for a greater emphasis on soft rather than hard surfaced areas;
- 3) The public courtyards and views into them should be studied further to create a more desirable living condition for the residents;
- 4) A substantial landscape buffer beside the driveway on the east property line should be considered to soften the transition between the two properties. The use of high retaining walls in this area is not an attractive solution and is not supported;
- 5) The refuse collection for the project should be handled within the underground structure;
- 6) The impact that Phase 2 of the project will have on the liveability of the residential homes to the west must be carefully considered;
- 7) The long roof line should be broken further with other than just the gable features;
- 8) The roof-top equipment should be integrated into the design.

Design Committee Minutes
1998 February 03

5) cont'd/

In summary, the Committee realizes the design is still evolving and that modifications to the design are expected. At this time, the Committee feels a model showing the topography of the site and all of the proposed buildings would help both the developer and the Committee to get a sense of the scale of the buildings on this site and in relation with those on either side of the site, the character of the development and the grading issues. Also, a complete coloured material board, landscaping plan and coloured rendering are required.

6) **(98 119196 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED AUTO SERVICE CENTRE AT 1045 LOUGHEED HIGHWAY - FIRST REVIEW**

The Committee reviewed the plans and coloured information received in the Planning and Development Department January 21, 1998.

The Committee understands that this is to be the first of several projects which are to occur along this portion of the Lougheed Highway. Since these sites are highly visible from the Lougheed Highway, the building designs and their surrounding landscaping should be complementary to each other. The Committee therefore feels that the architect should contact these designers working on the adjacent projects and attempt to incorporate an overall design theme or element.

With the above in mind, the Committee commented as follows:

- 1) The centre element on the south elevation appears to be out of proportion with the remainder of the building;
- 2) The use of the glazing and fenestration on the building is questionable for a tilt-up building;
- 3) The landscaping is limited along the Lougheed Highway and in the vehicle overhang areas. Additional planting is warranted throughout the site and street planting should be considered adjacent to the internal lanes;
- 4) The north elevation requires further articulation to eliminate the large blank wall.

The Committee does not support the project as currently proposed. They would recommend that the architect review the above issues and then appear as a delegation once revised preliminary plans have been prepared.



Darlene Cheveldeaw
Secretary
DLC/lmc

ALTERNATE CHAIRPERSONS
IN KIRAT ANAND'S ABSENCE
FOR 1998

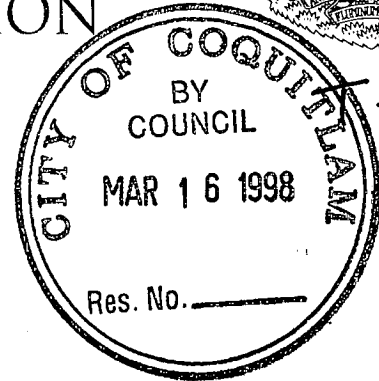
JANUARY	-	Adi	JULY	-	Adi
FEBRUARY	-	Bill	AUGUST	-	Bill
MARCH	-	Gerry	SEPTEMBER	-	Gerry
APRIL	-	Paul	OCTOBER	-	Paul
MAY	-	Weldon	NOVEMBER	-	Weldon
JUNE	-	David	DECEMBER	-	David

- * David is in the rotation after Weldon so he could familiarize himself with the Committee before having to stand in as chairman.

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1998 February 17

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: **DESIGN COMMITTEE MINUTES - FEBRUARY 17, 1998**

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, February 17, 1998, with the following persons present:

COMMITTEE MEMBERS:

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

GUESTS:

Mr. Gregg Brown
Mr. Frank. Giampa
Mr. Peter Vaisbord
Mr. William Lockett
Mr. Wayne Byhre
Mr. Ed Theissen

STAFF:

Ms. L. Giesbrecht

There was not a quorum of Committee members in attendance but the Committee members that were present offered the following comments:

Design Committee Minutes
1998 February 17

1) (98 120726 AO) BUILDING PERMIT REVIEW OF THE PROPOSED BATTING CAGE AT 1011 KING ALBERT AVENUE - BLUE MOUNTAIN PARK - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on February 5, 1998 and the coloured elevation drawing received February 16, 1998.

The Committee recommends acceptance of the project subject to the applicants ensuring that the batting cage exterior materials and colours match existing building on site, to the satisfaction of the Planning Division.

2) (98 120704 DP) DEVELOPMENT PERMIT REVIEW OF PROPOSED ADDITION TO THE EXISTING PUB AT 541 CLARKE ROAD - FIRST REVIEW

The Committee reviewed the plans and coloured photographs received in the Planning and Development Department on February 03, 1998.

The Committee suggests the applicant consider providing a mansard on the proposed addition on the northeast side of the building, matching the existing mansard of the overall building, to provide smoother integration and less of a "patch work" appearance.

3) (97 110430 CN) BUILDING PERMIT REVIEW OF THE PROPOSED PARKWAY MIDDLE SCHOOL AT 1450 PARKWAY BOULEVARD - SECOND REVIEW

The Committee reviewed the plans received in the Planning and Development Department December 2, 1997, and the coloured information presented at this meeting.

The project architect, Mr. Gregg Brown, and the representative from the School Board, Mr. Frank Giampa, were in attendance to present the revised plans and coloured information for the Committee's consideration. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee commend the applicants for their thorough response to their earlier concerns and found the lighting presentation in particular to be quite impressive.

The Committee recommends acceptance of the project but suggests the applicant consider the use of a warm light colour for the building soffits and underside of the entrance canopy if a pure white colour is proposed for these areas.

4) **(97 113461 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED CELLULAR ANTENNA ENCLOSURE AT 1048 KING ALBERT STREET - THIRD REVIEW**

The Committee reviewed the plans and coloured information received in the Planning and Development Department previously, the letter from the applicant received February 13, 1998, and the revised coloured information presented at this meeting.

Mr. Peter Vaisbord, the project manager, Mr. Wayne Byhre, the project engineer, Mr. William Luckett and Mr. Ed Thiessen, the structural engineers, were in attendance to present the plans and revised coloured information for the Committee's consideration. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the delegation for their thorough presentation and response to earlier concerns. The Committee recommends acceptance of this project subject to:

- a) the maximum possible articulation being provided between the cream and white portions of the shroud without compromising the structural integrity of the feature. This articulation should be a minimum of two inches deep;
- b) the antenna portions projecting beyond the top of the shroud to be painted to match the cream colour of the shroud.

5) **(98 120723 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED ROOF ADDITION TO THE EXISTING INDUSTRIAL BUILDING AT 1682 BOOTH AVENUE - FIRST REVIEW**

The Committee reviewed the plans and coloured information received in the Planning and Development Department February 5, 1998.

The Committee found the plans disjointed and confusing. The Committee requests the submission of explanatory plans and elevation drawings of all four sides of the building to clarify the nature and extent of the proposed roof addition. In addition, a landscape plan showing both existing and any proposed plant materials is requested. The Committee also suggests the applicant appear as a delegation at a future Design Committee meeting to present the plans and coloured information and answer any questions the Committee may have.

Mr. Mitchell left the meeting at this point.

Design Committee Minutes
1998 February 17

6) **(98 120828 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED REDEVELOPMENT OF THE EXISTING MCDONALD'S RESTAURANT AT 515 NORTH ROAD - FIRST REVIEW**

The Committee reviewed the plans and coloured information received in the Planning and Development Department February 6, 1998.

The Committee finds the proposal quite exciting and commends the applicants on their submission. In particular, they find the building to be well proportioned and the colour scheme to be striking without being garish. The Committee recommends acceptance of the proposed development.


Laura Giesbrecht
Acting Secretary

LG/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1998 March 03

TO: Growth Management Committee

FROM: Design Committee

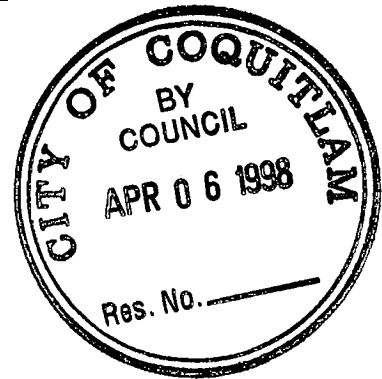
SUBJECT: DESIGN COMMITTEE MINUTES - MARCH 03, 1998

T-1

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, March 03, 1998, with the following persons present:

COMMITTEE MEMBERS:

Mr. G. Shinkewski (Acting Chair)
Mr. B. Aichberger
Mr. W. Haley
Mr. D. Mitchell
Mr. A. Smode



GUESTS:

Mr. W. Bissky
Mr. I. Dicklitch
Mr. C. Lochhead
Mr. S. Krahn

STAFF:

Mr. N. Maxwell

Design Committee Minutes
1998 March 3

1) REVIEW OF CHANGES TO INDUSTRIAL BUILDING AT 1750 HARTLEY AVENUE

The Committee reviewed the approved plans and the photo study of the completed project submitted on February 25, 1998.

The Committee recommends acceptance of the revised colour scheme.

2) (98 120723 DP) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS TO INDUSTRIAL BUILDING AT 1682 BOOTH AVENUE - SECOND REVIEW

The Committee again reviewed the plans and coloured information received in the Planning and Development Department on February 05, 1998.

The Committee can now recommend acceptance of the proposed alterations to the building. On the matter of site landscaping, the Committee suggests that the applicant clean up and better maintain the large area in front of the building rather than installing additional material on the rear portion of the site. Turning to the existing offices, the Committee suggests that it be power-washed or repainted since the photographs indicate that this part of the overall building needs to be "freshened up".

3) PRELIMINARY REVIEW OF A PROPOSED 90-UNIT TOWNHOUSE AND APARTMENT PROJECT ON THE NORTHEAST CORNER OF BRUNETTE AVENUE AND MARMONT STREET AT 1111 BRUNETTE AVENUE - SECOND REVIEW

The Committee reviewed the revised preliminary plans submitted at this meeting.

The applicant, Mr. C. Lochhead, and the project architects, Mr. W. Bissky and Mr. I. Dicklitch were in attendance. After presenting the revisions and answering the Committee's questions, the delegation left the meeting.

The Committee would commend the applicants on the improved overall site planning, the breaking down of the building blocks and the provision of more open space. Again, as stated previously, they realize the project is still evolving and modifications are likely. As the plans are being developed further, the Committee recommends that the applicants consider the following:

Design Committee Minutes
1998 March 3

3) cont'd/

- 1) there are still several areas where units are quite close together. Care must be taken in developing the floor plans to maximize privacy especially between prime windows i.e. living rooms and bedrooms.
- 2) significant articulation in the building facades must be provided, particularly along Brunette Avenue and Marmont Street.
- 3) the landscape concept should differentiate the hard and soft areas and demonstrate a palette of plant and paving materials as well as provide information on any proposed retaining walls and fencing.
- 4) the building materials and a colour scheme must be developed and their locations provided. Careful construction detailing and execution will be essential to the projects' ultimate success.

In summary, the Committee generally supports the concepts depicted on the preliminary site plan, elevation sketches and sectional drawings. The plans and concepts should now be developed further and submitted for further review and comment.

Mr. D. Mitchell and Mr. B. Aichberger left the meeting.

Even though there was no quorum at this point in the meeting, the remaining Committee members offered the following comments on the last agenda item:

4) (98 121144 DP) PRELIMINARY REVIEW OF PROPOSED MULTI-THEATRE COMPLEX AT 170 SCHOOLHOUSE STREET - SECOND REVIEW

The Committee reviewed the revised preliminary plans, coloured perspective and sample board all received on February 17, 1998.

Mr. S. Krahn, representing the design firm, was in attendance. After explaining the plan modifications and answering the Committee's questions, Mr. Krahn left the meeting.

The Committee reiterates their previous comment that the completed project will be quite exciting. During their review of these latest plans, the Committee noted however that several items remain unresolved or further information is still required. The Committee therefore requests plans and information as follows:


Design Committee Minutes
1998 March 3

4) cont'd/

- 1) a signage concept. The elevation drawings are to be updated to indicate the locations and scale. This is particularly important for the south elevation given the large blank end condition of this facade.
- 2) section and site plan drawings which demonstrate the juxtaposition of this proposal in relation to the "Superstore" to the west.
- 3) an updating of the landscape plan to provide the visual parking lot relief and introduction of outdoor public patron areas or spaces requested previously.

In relation to this project the Committee would also comment as follows:

- a) parking garage venting should be carefully located;
- b) good parking lot lighting must be provided to reduce the possible threat of vandalism;
- c) accent lighting on the building is a very important component of the development and should not be under designed.


Neil Maxwell
Acting Secretary

NM/ms/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

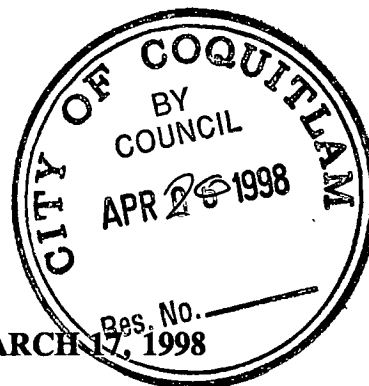


1998 March 17

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - MARCH 17, 1998



T-1

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, March 17, 1998, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. W. Haley (Acting Chair)
Mr. P. Kwasnicky
Mr. D. Mitchell
Mr. A. Smode

GUESTS:

Mr. J. Rovoczi
Mr. R. Fung
Mr. T. Ciunyk
Mr. J. Pannell

STAFF:

Miss D. Cheveldeaw

**1) REVIEW OF MURALS AND SIGNAGE FOR CLUB AVIVA BUILDING AT
98 BRIGANTINE DRIVE**

The Committee reviewed the coloured elevation and plans of the proposed signage, graphic murals and neon treatment proposed on the project submitted to the Planning and Development Department on March 1, 1998.

The Committee finds the proposed signage, graphic murals and neon treatment on the building to be overwhelming and recommends that the applicant reconsider the number of applications as follows:

- 1) the concept of the reado sign is acceptable, however, the placement of it on the building is not acceptable as a mural was originally planned in this location.
- 2) the reado sign is encouraged to be used as a free-standing sign. A site plan showing its proposed location, a landscape plan, and detailed drawings would be required to ensure it is carefully located on the site and complies with the applicable regulations.
- 3) the neon is used haphazardly on the building, therefore the applicant should consider using the neon only to outline the windows, the Aviva sign and logos on the building in order to be more consistent.
- 4) the murals should have more relief, texture and colour variation introduced.

In summary, the Committee realizes the murals were considered to be separate from the original building construction and were to be added once the building was completed, however, they feel the murals are an opportunity to introduce real artwork on the building that can be appreciated by all. Therefore, they are not prepared to accept the proposed signage and would recommend the applicants review the above issues and then appear as a delegation once plans have been prepared.

The applicant should also verify for their own comfort that the proposed signage also meets the Sign Control Bylaw regulations.

**2) (98 121446 DP) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS TO
CARIBOO SHOPPING CENTRE AT 439 NORTH ROAD**

The Committee reviewed the plans and coloured information received in the Planning and Development Department on February 26, 1998.

The Committee understands this to be a reface of an existing mall, however, since the site is highly visible from all elevations, the Committee feels they need to review all elevations of the buildings, before and after. In order to understand the use of the existing materials with new materials, they would like the applicant to provide an enlarged detailed elevation showing the material and colour samples to be used. In the meantime, the architect should consider the following comments:

- 1) the proportions of the portals appear to be out of scale with the rest of the development and out of step with the existing canopy columns;
- 2) the portals appear to be arbitrarily located and not in locations where there is a break in the fenestration (i.e. Section 13);
- 3) the seasonal centre appears to be tacked on and not in keeping with the overall development;

The Committee commends the architect on using the portals, however, their implementation is somewhat awkward. The Committee confidently feels the above issues can be satisfactorily resolved. They see the proposed changes to the commercial complex as a significant improvement to what presently exists. To assist the Committee in their review, photos and elevation drawings of the existing building with the proper colour and material information would be helpful. They would recommend that the architect appear as a delegation once revised plans and colour information have been prepared.

**3) (98 118419 DP) DEVELOPMENT PERMIT REVIEW OF A PROPOSED
AUTOMOTIVE REPAIR SHOP AT 3050 GORDON AVENUE - SECOND REVIEW**

The Committee reviewed the revised plans submitted to the Planning and Development Department on March 9, 1998 and the previous information received on January 9 and 12, 1998.

The designer, Mr. J. Rovoczi was in attendance. After explaining problems with the project and discussing each item from the previous Committee's comments, the delegation left the meeting.

As it is not normal procedure for the Committee to just discuss the issues without the required submission of plans and information, they deferred their comments until the designer could address their previous comments with revised plans and information, at which time they can reappear as a delegation.

4) PRELIMINARY REVIEW OF PROPOSED RESTAURANTS AT 1035 AND 1055 LOUGHEED HIGHWAY

The Committee reviewed the revised preliminary plans and coloured elevation received in the Planning and Development Department on March 12, 1998 and elevation drawings and colour information for Boston Pizza and the auto service centre previously received.

The Committee feels the preliminary plans of the four restaurants show promise. The architect's attempt to co-ordinate the four restaurant building designs and landscaping with the auto service centre requires the parties be in contact with each other to work out the common elements further. The Committee would suggest the architect give consideration to the following:

- 1) the location of the rooftop mechanical equipment to be integrated into the design.
- 2) the location of the garbage collection to be identified on the plans;
- 3) the on-site circulation of pedestrians. It is very important that people who walk to the businesses from Woolridge and Nelson Streets can move safely between the businesses;
- 4) the location of the outdoor patio spaces on site should take into account how they function, the landscaping elements and safety;
- 5) a more developed landscaping plan. The placement of landscaping between the curb line and the building along the lane, the Lougheed Highway and Woolridge and Nelson Streets should be consistent. This may require the actual curb line to be shown on the plans.
- 6) a strong overall signage concept should be co-ordinated between the developments. In addition, the free-standing sign on Lot 3 needs further design work as it appears to be too simple;
- 7) some landscaping should be incorporated between the north side of S.J. Peppers restaurant and the sidewalk to soften the north elevation of the building;
- 8) the curved canopies on the Boston Pizza building appear to be out of place with the treatments used on the other buildings. In addition, the transition between Boston Pizza and the Auto Service Centre needs to be addressed in relation to the building designs and landscaping.

In summary, the Committee appreciates being given the opportunity to provide input into the projects at such an early stage and they are confident the above issues can be resolved between the designers. The Committee recommends the architect provide all building elevations as they are all highly visible, and a material colour sample board when they appear before them as a delegation.

5) (98 119196 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED AUTO SERVICE CENTRE AT 1045 LOUGHEED HIGHWAY - FIRST REVIEW

The Committee reviewed the revised plans and coloured information received in the Planning and Development Department on March 11 and 16, 1998.

The Committee commends the architect on the revised plans as the proposed building design is very much in keeping with the Maillardville heritage character. They understand that the architect was not able to work with the developers on the other projects to incorporate an overall design theme or elements. They would encourage the architect to pursue this, keeping in mind the following:

- 1) the colour palette should be reconsidered without compromising the good design;
- 2) the landscaping along the west property line should be carefully thought out in order to be compatible with the Boston Pizza design;
- 3) the landscaping along the Lougheed Highway should be consistent for all properties;
- 4) the curb line along the lane should be shown on the plans to verify the extent and level of the landscaping that can be provided between the curb and building.

The Committee supports the project as currently proposed as the building design has improved significantly from the original drawing, especially the north elevation as it is very well done. They would recommend that the architect review the above issues with the adjacent developers and submit the required plans and information.



Darlene Cheveldeaw
Acting Secretary

DLC/ lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1998 April 07



TO: Growth Management Committee

FROM: Design Committee

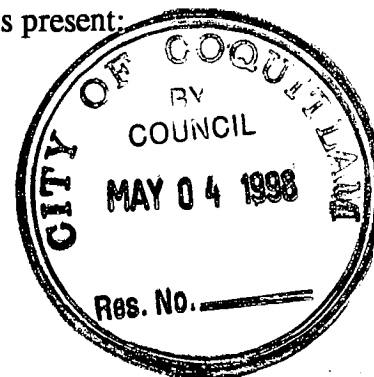
SUBJECT: **DESIGN COMMITTEE MINUTES - APRIL 07, 1998**

T-1

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, April 07, 1998, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. W. Haley
Mr. P. Kwasnicky (Acting Chair)
Mr. G. Shinkewski
Mr. D. Mitchell
Mr. A. Smode



GUESTS:

Mr. B. Beatty
Mr. C. Lochhead
Mr. W. Bissky
Mr. I. Dicklitch
Mr. J. Revoczi
Mr. M. Abbott

STAFF:

Mr. N. Maxwell

**1) (98 122039 PY) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO
THE INDUSTRIAL BUILDING AT 18 FAWCETT ROAD - FIRST REVIEW**

The Committee reviewed the plans, coloured elevations and site photographs all received in the Planning and Development Department on March 17, 1998.

The design of the addition mirrors quite closely the existing structure and is generally supported, however, since the addition will be visible from the north and the west, a higher level of design interest is warranted for these elevations. In addition to the above the Committee also commented as follows:

Design Committee Minutes
1998 April 07

1) cont'd/

1. Additional landscaping should be provided wherever possible.
2. Signage information is required i.e. location, size and type.
3. The refuse container location should be identified and a screening detail provided. Similarly screening of any rooftop equipment should be provided and integrated into the building architecture.
4. The grades at the western end of the building are questioned, given the severity of the slopes indicated and the height of the exposed lower level.
5. A building lighting plan should be developed as the applicants have an opportunity to accent the building.

In summary, revised preliminary plans and information which respond to the above matters are requested.

2) **(98 122248 PY) PRELIMINARY REVIEW OF A PROPOSED INDUSTRIAL BUILDING AT 1315 UNITED BOULEVARD - FIRST REVIEW**

The Committee reviewed the plans and coloured perspective all received in the Planning and Development Department on March 25, 1998.

The Committee finds the proposed design quite interesting, noting that the building would certainly add to the streetscape of this portion of United Boulevard. A few items warrant further review and they are as follows:

1. *Front Landscaping.* Additional low shrubbery should be introduced to better screen the parking. The large street trees should be retained yet moved forward to provide greater protection from parked cars.
2. *Rear Landscaping.* The planting should be extended further into the Hydro right-of-way and several more trees be installed along the edge of the parking lot.
3. *Building Lighting.* An accent lighting plan should be developed and information supplied.
4. *Rooftop Mechanical Equipment Screening.* A plan should be prepared to ensure the equipment is hidden, particularly from the north.
5. *Upper "Fins" or Rooftop "Volumes".* A more clear description of where these design features occur in plan and elevation is necessary.

To summarize, while very supportive of the project, revised plans and additional information are requested in response to the above items.

**3) (98 121903 DP) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO
THE ROYAL CANADIAN LEGION BUILDING AT 1025 RIDGEWAY
AVENUE - FIRST REVIEW**

The Committee reviewed the plans and coloured elevations received in the Planning and Development Department on March 11, 1998 and the material sample and paint chips submitted on March 23, 1998.

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

The Committee, while generally supportive of the proposed addition, offers the following comments:

1. The stucco band is acceptable, however, the Committee would strongly recommend the marble tile.
2. The office windows are out of character with the existing building and therefore should be reconsidered.
3. A landscape plan should be developed which would introduce planting along the west property line. The planting should screen the concrete slab and be consistent with the planting and terraces in front of the building.
4. The office component could be adjusted to be wholly on top of the slab. This would then help to conceal the slab and eliminate the necessity of introducing planting on top of it.
5. A moving of the satellite dish closer to Ridgeway Avenue thereby making it more visible is not supported by the Committee.

Revised plans and information on the above issues are requested.

Design Committee Minutes
1998 April 07

4) PRELIMINARY REVIEW OF A PROPOSED 90-UNIT TOWNHOUSE AND APARTMENT PROJECT ON THE NORTHEAST CORNER OF BRUNETTE AVENUE AND MARMONT STREET AT 1111 BRUNETTE AVENUE - THIRD REVIEW

The Committee reviewed the plans and coloured elevation drawings received in the Planning and Development Department on March 31, 1998.

The applicant, Mr. C. Lochhead, and the project architects, Mr. W. Bissky and Mr. I. Dicklitch, were in attendance. After explaining the plan revisions and answering the Committee's questions, the delegation left the meeting.

The Committee would reiterate their support for the design concepts. The applicants should now move forward and make the formal application with the required plans plus the following:

- 1) Shadow studies of the internal common green space;
- 2) Cross sections in the worst case areas. These plans should be extended to demonstrate the grade relationship with the homes to the north;
- 3) A context plan which locates the existing homes in the neighbourhood;
- 4) A landscape lighting plan;
- 5) Information on how the refuse collection is to be handled.

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

- a) Care must be taken in developing the floor plans to maximize the privacy between the units, given the closeness of the buildings in several areas.
- b) The proposed parkette at Marmont Street and Brunette Avenue will be a very prominent feature of the development. It is expected that this key corner will be treated appropriately.
- c) The roofscape will be highly visible especially from the north; consequently this aspect should not be ignored.

5) (98 118419 DP) PRELIMINARY REVIEW OF A PROPOSED AUTOMOTIVE REPAIR SHOP ON THE SOUTH SIDE OF GORDON AVENUE WEST OF WESTWOOD STREET AT 3050 GORDON AVENUE - THIRD REVIEW

The Committee reviewed the revised plans, coloured elevation drawings and paint samples, all received in the Planning and Development Department on April 01, 1998.

Mr. J. Revoczi, the designer, was in attendance to present the redesigned project. After explaining the revisions and answering the Committee's questions, Mr. Revoczi left the meeting.

The Committee commented that the revised project shows considerable promise and that design progress is being made. The elements however need to be better organized and refined i.e. the building materials including their textures. In addition to the foregoing, the applicant should consider providing weather protection over the windows and doors. Turning to the proposed landscaping, the size and species should be upgraded to taller and hardier varieties as discussed at the meeting.

In summary, the modified design is significantly superior to the original proposal, however, revised plans and information which respond to the above matters are requested.

6) (98 121446 DP) PRELIMINARY REVIEW OF PROPOSED EXTERIOR ALTERATIONS AND TWO ADDITIONS TO THE CARIBOO SHOPPING CENTRE AT 439 NORTH ROAD - SECOND REVIEW

The Committee reviewed the plans, coloured elevations, material sample board and photo study, all received in the Planning and Development Department on April 01, 1998, as well as the plans submitted earlier.

Mr. M. Abbott, representing the owners, was in attendance to present the project and to respond to the Committee's previous comments. After explaining the development and answering the Committee's questions, Mr. Abbott left the meeting.

The Committee appreciates the prompt response to their past comments and the explanation of the materials, sign band, etc. The new exterior treatment is recommended, however, as the design of the garden centre enclosure has not yet been finalized, the Committee requires the submission of plans and information on this feature. The drawings should clearly depict how the garden centre will be integrated into the design since the construction materials described are foreign to those being used elsewhere on the site. In relation to other aspects of this project, the Committee commented as follows:

Design Committee Minutes
1998 April 07

6) cont'd/

- 1) Additional landscaping around the site and particularly in the parking lot should be provided wherever possible. When developing the plan, provision should also be made for bicycle racks, customer benches, accent lighting, etc.
- 2) A new pylon sign design should be developed which would reflect the new shopping centre image.

To summarize, the Committee commends the applicants on the new image being proposed. Items 1) and 2) above must be addressed at the building permit stage, however, plans and information on the garden centre are required to be submitted, reviewed and recommended prior to preparation of the development permit.

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

7) (98 122422 PY) PRELIMINARY REVIEW OF A PROPOSED "CORNER STORE" ON THE NORTHWEST CORNER OF PANORAMA DRIVE AND EAGLE MOUNTAIN DRIVE AT 2591 PANORAMA DRIVE - FIRST REVIEW

The Committee reviewed the plans, coloured perspective and paint samples, all received in the Planning and Development Department on April 01, 1998.

The Committee generally supports the modified building design, however, there are a few matters which require further consideration. Revised plans and information on the following items are therefore requested:

- 1) *The Rear Elevation.* More design interest is suggested given its visibility from the adjacent townhouses.
- 2) *The Front Elevation Dormers.* These elements appear out of scale and location.
- 3) *The Landscape Plan.* The drawing should be updated to provide information on plan species and sizes.



Neil Maxwell
Secretary

NM/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION



1998 April 21

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - APRIL 21, 1998



A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, April 21, 1998, with the following persons present:

COMMITTEE MEMBERS:

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

GUESTS:

Mr. K. Poon
Mr. K. Bell
Mr. D. MacIntyre
Ms. P. Campbell

STAFF:

Mr. N. Maxwell

1) (98 122422 PY) **PRELIMINARY REVIEW OF A PROPOSED "CORNER STORE" ON THE NORTHWEST CORNER OF PANORAMA DRIVE AND EAGLE MOUNTAIN DRIVE AT 2591 PANORAMA DRIVE - SECOND REVIEW**

The Committee reviewed the revised preliminary plans received in the Planning and Development Department on April 15, 1998.

Mr. K. Poon, the project designer, was in attendance to present the revised proposal. After explaining the plan adjustments and answering the Committee's questions, Mr. Poon left the meeting.

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

- 1) The relationship of the dormers to the windows and columns requires further refinement as discussed;
- 2) A heavier planting along the rear elevation is suggested to better screen this facade from the townhouse units above;
- 3) The existing street tree locations should be identified on the landscape plan and organized with those proposed for the site while noting some trees should be installed along Eagle Mountain Drive;
- 4) The landscape plan should be updated to:
 - a) indicate the details of plant species, sizes, etc.
 - b) specify the paving materials on the corner plaza;
 - c) introduce pathway connections around the sign to the street sidewalk;
 - d) provide details of the circular seating element;
 - e) remove the narrow ground cover strips from the parking lot;

The above items should be addressed in the working drawings at the building permit application stage.

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

2) **(98 122295 DP) PRELIMINARY REVIEW OF A PROPOSED BOSTON PIZZA RESTAURANT AT 1035 LOUGHEED HIGHWAY - FIRST REVIEW**

The Committee reviewed the sketch perspective and coloured elevation drawing presented at this meeting.

A delegation consisting of the project co-ordinator Mr. K. Bell, the architect Mr. D. MacIntyre and the landscape architect Ms. P. Campbell was in attendance to present the concepts. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

The concepts presented show considerable promise. The asymmetrical tower is quite distinctive as are the awning elements. The applicants are encouraged to proceed and develop the usual presentation drawings, colour information, etc. When preparing that material, it is strongly suggested that the wording on the awnings be deleted as the corporate signage on the tower is felt to be sufficient. Turning to the landscaping, the parking spaces along the highway should be screened with planting of a more appropriate height.

3) **(98 122294 DP) PRELIMINARY REVIEW OF THREE PROPOSED RESTAURANTS AT 1055 LOUGHEED HIGHWAY - FIRST REVIEW**

The Committee reviewed the Lougheed Highway streetscape plans received in the Planning and Development Department on March 27, 1998 and the enlarged coloured elevation drawings submitted on April 17, 1998.

The design team is to be complemented on how they have been able to deal with all the site influences and the obvious client requirements such as corporate colour, etc. The plans are heartily supported in preliminary, however, the Committee does suggest that further consideration be given to the following:

1. Additional columns are recommended along the front of Taco Time to create a stronger relationship with the other two buildings.
2. The colour scheme for Taco Time should be "livened up" as discussed.
3. The rear (north elevation) of Sammy J. Peppers needs more design consideration given the rather stark condition of the current proposal. Perhaps additional glazing could be introduced and articulation provided.
4. Plans of the patio screening and furniture should be developed for each building wherever a patio is proposed. The lighting plan should be developed further as the applicants have a real opportunity to do something special in this area.

3) (98 122294 DP) cont'd/

5. Refuse container screening must be carefully considered and developed to be complimentary to each of the adjacent restaurant in terms of materials, colours, etc.
6. Rooftop mechanical equipment screening is particularly important given the visibility factor from the north. A detail should therefore be developed for Taco Time and Sammy J. Peppers.
7. The height of the plant material which is to screen the parking spaces along Lougheed Highway must be increased. It is also important that the grassed boulevard be well maintained given the extremely visible nature of the site.

The above matters can be resolved to the satisfaction of the Manager of Development Services prior to issuance of the development permit.

Mr. D. Mitchell returned to the meeting.


4) (98 121446 DP) **PRELIMINARY REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO THE CARIBOO SHOPPING CENTRE AT 439 NORTH ROAD - THIRD REVIEW**

The Committee reviewed the plans received in the Planning and Development Department on April 17, 1998.

Mr. M. Abbott, the project co-ordinator, was in attendance to present the drawings of the garden centre. After explaining the structure and answering the Committee's questions, Mr. Abbott left the meeting.

The Committee recommends acceptance of the proposed shopping centre improvements including the garden centre. While supportive of the works, the Committee did make the following observations:

- 1) A more permanent roll-up awning may be a better long-term solution for providing shelter to the plants, etc.
- 2) The taking down of the plant tables every night would seem to be problematic and time consuming.


Neil Maxwell
Secretary
NM/lmc

CITY OF

COQUITLAM

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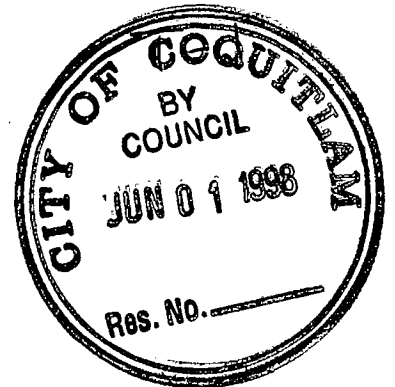


1998 May 05

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - MAY 05, 1998



A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, May 05, 1998, with the following persons present:

COMMITTEE MEMBERS:

Mr. B. Aichberger
Mr. K. Anand (Chair)
Mr. W. Haley
Mr. P. Kwasnicky
Mr. D. Mitchell
Mr. A. Smode

GUESTS:

Mr. B. Beatty
Mr. G. Blonski
Mr. J. Revoczi

STAFF:

Mr. N. Maxwell

1) (98 122787 PY) PRELIMINARY REVIEW OF A PROPOSED 86-ROOM HOTEL ON THE NORTH SIDE OF WOOLRIDGE AVENUE WEST OF SCHOOLHOUSE STREET AT 1311 WOOLRIDGE STREET - FIRST REVIEW

The Committee reviewed the plans and coloured perspective submitted on April 20, 1998 and the coloured elevation received May 05, 1998.

The site is highly visible especially when approaching from the east. Furthermore, as this area evolves and becomes more of a gateway into Coquitlam, greater care must be taken to elevate the level of design of new buildings. While the building under application does contain some interesting features and design elements and appears to be quite well planted, the Committee did raise concern with several key aspects of the design. The primary concerns relate to:

- 1) The apparent massiveness of the building in relation to the adjacent buildings. This structure seems somewhat out of scale given its proposed size and height;
- 2) The lack of any meaningful articulation in the building facades, particularly on the north, east and west elevations.
- 3) The north elevation. The blankness of this most prominent elevation, does not present a good "public face" to Lougheed Highway.
- 4) The massive appearance of the roof which contains limited articulation.

Other aspects of the project which require further review or where more information is needed are as follows:

- a) An "opening" should be introduced at the north end of the surface parking to eliminate the dead end and improve site circulation;
- b) The porte-cochere is indicated on the floor and roof plans but not the elevation drawings;
- c) A coloured material sample board is required to confirm the intended colour scheme and building materials;
- d) The method of air conditioning. Is central air conditioning being proposed or individual window units?
- e) Site signage. More definitive information on site and building signage is requested i.e. size, colour.

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

2) (98 121903 DP) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE ROYAL CANADIAN LEGION BUILDING AT 1025 RIDGEWAY AVENUE - SECOND REVIEW

The Committee reviewed the revised plans and coloured elevation drawings submitted on April 29, 1998.

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

The Committee appreciates the prompt response to their past concerns. The revised plans, particularly the office window treatment and the expanding of the office to conceal the structural slab are significant improvements. The Committee now has no hesitation in supporting the project in preliminary, including the requested setback variance for the office and the slight increase in lot coverage. One minor item which can be resolved at the building permit application stage relates to landscaping of the southwest corner of the site. The planting should be upgraded to be more consistent with the plant material in front of the building, yet be shade tolerant.

3) (98 122039 PY) PRELIMINARY REVIEW OF A PROPOSED ADDITION TO THE INDUSTRIAL BUILDING AT 18 FAWCETT ROAD - SECOND REVIEW

The Committee reviewed the revised plans, coloured elevations and site photographs received on April 29, 1998.

Mr. G. Blonski, the project architect, was in attendance to explain the plan revisions. After explaining the modifications and answering the Committee questions, Mr. Blonski left the meeting.

The Committee now recommends acceptance of the proposed addition.

4) **(98 118419 DP) PRELIMINARY REVIEW OF A PROPOSED AUTOMOTIVE REPAIR SHOP ON THE SOUTH SIDE OF GORDON AVENUE WEST OF WESTWOOD STREET AT 3050 GORDON AVENUE - FOURTH REVIEW**

The Committee reviewed the revised preliminary plans and coloured elevations submitted on April 23, 1998.

The project designer, Mr. J. Revoczi, was in attendance to present the revised plans. After explaining the revisions and answering the Committee's questions, Mr. Revoczi left the meeting.

The Committee is quite disappointed with the direction the revised plans have taken. The modifications presented at this meeting do not enhance or improve the proposed design, in fact the design has regressed. The applicants should seriously consider seeking additional design assistance to pull together and better organize the building design elements, features, materials and landscaping. The Committee is seeking a refinement and simplification of the design to create a visually pleasing development. The applicant would also be well advised to have the landscaping analyzed to ensure that the plants, their sizes, soil depths, etc. are to industry standards as the planting indicated is not appropriate.

In summary, the Committee cannot recommend acceptance of the building as currently proposed.

MR. MITCHELL AND MR. AICHBERGER LEFT THE MEETING.


5) **(98 121144 DP) PRELIMINARY REVIEW OF PROPOSED MULTI-THEATRE COMPLEX AT 170 SCHOOLHOUSE STREET - THIRD REVIEW**

The Committee reviewed the revised plans submitted on April 03, 1998, April 14, 1998 and May 05, 1998 as well as the letter of explanation from the applicants dated April 24, 1998.

The Committee thanks the applicants for providing the additional information. The submission, however, has not adequately addressed several of the previous comments or concerns, therefore the Committee cannot recommend acceptance of the development as currently proposed. The Committee commented as follows:

5) cont'd/

- a) The requested additional planting has not been introduced into the parking lot to reduce the negative visual effect of the large asphalted area. The plan should also be expanded to respond to the Committee's suggestion that outdoor public areas in the landscape be provided for theatre patrons. A palette of hard surface finishes should be prepared for the Committee's consideration plus information on how the applicants intend to integrate the building lighting with the landscape lighting.
- b) A signage concept is required. The Committee realizes that the actual signage will be "firmed up" later under a separate application, however, given how important this matter is, plans which demonstrate signage location, size and scale are felt to be warranted. Furthermore, a better description of how the applicants intend to integrate the signage with the wall graphics is also requested.
- c) A current or up-to-date coloured material sample board is requested.
- d) A detail of the security grills in the parking garage walls is requested along with information on the finishes proposed for the exposed portions of the parking garage. It should be noted that unrendered concrete is not acceptable.


Neil Maxwell
Secretary

NM/lmc

CITY OF
COQUITLAM
INTER-OFFICE COMMUNICATION



1998 May 26

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: **DESIGN COMMITTEE MINUTES - MAY 26, 1998**

T-1

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, May 26, 1998, with the following persons present:

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

GUESTS: Mr. C. Deery
Mr. D. Mitchell
Mr. J. Cooper
Mr. J. Revoczi

STAFF: Ms. L. Giesbrecht



1) PRELIMINARY DESIGN REVIEW OF PROPOSED PUBLIC BUILDING IN ROBINSON MEMORIAL PARK AT 621 ROBINSON STREET - FIRST REVIEW

The Committee reviewed the coloured site and landscape plans along with the building concepts all received in the Planning and Development Department on May 14, 1998.

The Committee is quite pleased with this proposal and commends the applicants on their efforts to retain many of the existing trees and integrate the proposed building design into the existing forest. The Committee supports the concept, however, to better explain the project and to possibly resolve several questions, they request the submission of the following information and materials:

- 1) a material sample board and coloured elevation drawings;
- 2) a revised section drawing indicating the treatment of the underside of the soffit and how the applicant proposes to structurally support the fascia.

2) (98 119044 DV) PRELIMINARY REVIEW OF A PROPOSED 76-ROOM MOTEL ON THE NORTHWEST CORNER OF WOOLRIDGE AVENUE AND KING EDWARD STREET AT 1085 WOOLRIDGE AVENUE - FIRST REVIEW

The Committee reviewed the plans received in the Planning and Development Department on May 13, 1998, and the reduced coloured perspective drawing submitted on May 8, 1998.

The Committee feels there is little imagination in the design of the building. The site layout and building design are both being compromised by the excess number of parking spaces provided. The Committee suggests that the applicant seriously consider reducing the number of parking spaces and reworking the building and site designs. They also question the relationship/proximity of the hotel units and the adjacent future restaurant. It is recommended that the applicant also give consideration to the following:

- 1) incorporating more articulation to the roof design and fenestration;
- 2) paying more attention to the east elevation given its high visibility;
- 3) providing landscape materials along the property line between this proposal and the Wheaton Pacific Development to the north;
- 4) providing more details of the refuse area with consideration given to reducing the visual impact on the hotel units above these areas.

If the applicants wish to pursue the "future restaurant" indicated on the drawings, the Committee requests the following:

- a) a building concept design;
- b) information regarding the pedestrian connection between the hotel and restaurant buildings;
- c) particular attention being paid to the proximity of the restaurant and the hotel building in respect to the visual impact and noise generated from the refuse areas and rooftop mechanical equipment.

The Committee does not support the project as currently proposed. Revised plans and information which respond to the above comments are requested. Future submissions should include a material sample board, coloured elevations of all building faces, and information regarding the proposed finish of the underside of the structure.

3) **(98 118419 DP) PRELIMINARY REVIEW OF A PROPOSED AUTOMOTIVE REPAIR SHOP ON THE SOUTH SIDE OF GORDON AVENUE WEST OF WESTWOOD STREET AT 3050 GORDON AVENUE - FOURTH REVIEW**

The Committee reviewed the revised preliminary plans and coloured elevations submitted on May 13, 1998.

The project designer, Mr. J. Revoczi, was in attendance to present the revised plans. After explaining the revisions and answering the Committee's questions, Mr. Revoczi left the meeting.

The Committee appreciates the applicant's response to their previous concerns. The design of the project has progressed from the previous submission. However, since the applicant has not defined the exact materials to be used, their location and extent of those materials, the Committee cannot finalize their comments on this latest proposal. The Committee then offered the following two suggestions:

- 1) the applicant should "nail down" the exact building materials to be used, etc. and present the information at the next available Committee meeting for review and comment; or
- 2) proceed with the project as currently designed without the Committee's support.

MR. MITCHELL AND MR. AICHBERGER LEFT THE MEETING.

4) **(98 121144 DP) PRELIMINARY REVIEW OF PROPOSED MULTI-THEATRE COMPLEX AT 170 SCHOOLHOUSE STREET - FOURTH REVIEW**

The Committee reviewed the revised plans submitted on April 03, 1998, April 14, 1998, and May 05, 1998, the letter of explanation from the applicants dated April 24, 1998 and the landscape plans and cross sections presented at this meeting.

The project consultants, Mr. C. Deery and Mr. J. Cooper, along with the landscape architect, Mr. D. Mitchell, were in attendance to present the revised plans. After explaining the revisions and answering the Committee's questions, the delegation left the meeting.

While there was not a quorum of Committee members present for this item, those members who were in attendance, expressed their appreciation for the applicant's response to their past concerns. While the Committee supports the overall development concept, the consensus of the members present was that they could not support the variances being sought for the building height and projection of the underground parking structure.

5) REVIEW OF PROPOSED MODIFICATION TO THE EXISTING APARTMENT PROJECT ON THE SOUTHWEST CORNER OF PACIFIC STREET AND BURLINGTON DRIVE AT 1185 PACIFIC STREET - FIRST REVIEW

The Committee reviewed the approved building permit plans, the letter from the applicants dated May 1, 1998, and the site photographs taken May 21, 1998.

The Committee suggests the following:

- 1) the trellises be installed in the parking area, as per the approved building permit drawings;
- 2) landscape materials be planted along the north side of the ramp to the underground parking structure to replace the form of the missing trellises in an effort to shield the entrance to the underground from the neighbours to the north;
- 3) the exposed concrete on both sides of the ramp leading down to the underground parking structure be painted to match the building.



Laura Giesbrecht
Acting Secretary

LG/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1998 June 02

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - JUNE 02, 1998

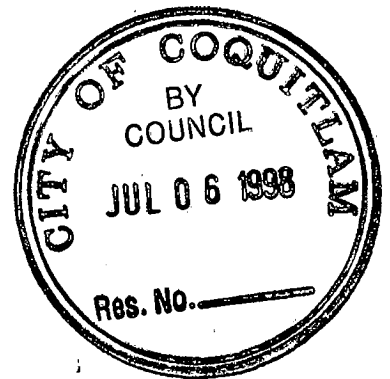
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A meeting was held in the Planning and Development Department Conference Room at 5:00 p.m. on Tuesday, June 02, 1998, with the following persons present:

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

GUESTS: Mr. C. Deery
Mr. D. Mitchell
Mr. J. Cooper
Mr. D. Robertson

STAFF: Mr. N. Maxwell, Planning Technician
Mr. N. Cook, City Manager



1) PRELIMINARY DESIGN REVIEW OF PROPOSED PUBLIC BUILDING IN ROBINSON MEMORIAL PARK AT 621 ROBINSON STREET - SECOND REVIEW

The Committee reviewed the plans submitted previously and the coloured elevation drawings received in the Planning and Development Department on May 28, 1998.

The Committee reiterates their support for the project in preliminary. When it proceeds to the building permit application stage, the Committee would be looking for the usual detailed information and specifically the following:

- 1) a material sample board to confirm the intended colour scheme and exterior building materials;
- 2) a sectional detail of the fascia and soffit to clarify the construction methods. The Committee suggests that the soffit material be one that has a "polished" look to complement the building architecture.

2) (98 118419 DP) PRELIMINARY REVIEW OF A PROPOSED AUTOMOTIVE REPAIR SHOP ON THE SOUTH SIDE OF GORDON AVENUE WEST OF WESTWOOD STREET AT 3050 GORDON AVENUE - SIXTH REVIEW

The Committee reviewed the revised plans and coloured elevations received in the Planning and Development Department on June 01, 1998.

The Committee cannot recommend the modifications which have occurred since the last presentation. It was not the Committee's intention that further revisions be prepared at this time since the past proposal had some design merit. The latest proposal tried to inject a wider combination of colours and materials that had a negative effect on the earlier more simple scheme. The Committee was seeking clarification and confirmation of the materials so that they could finalize their comments on that particular design. The design presented at this meeting has regressed considerably. The options which remain are as follows:

- 1) the applicant could request that the latest design proceed to Council without Design Committee and staff support; or
- 2) revert to the design presented at the Committee meeting of May 26, 1998 and follow up on the recommendation that the building materials generally depicted on those plans be clearly identified in terms of type and location e.g.:
 - a) are smooth or split-faced concrete blocks or combinations therefore being proposed? If a combination is proposed, along with any reveals or recesses, then information on those features are also required;
 - b) what is the profile of the metal canopies?

3) REVIEW OF MURALS AND SIGNAGE FOR THE "CLUB AVIVA" GYMNASTICS BUILDING AT 98 BRIGANTINE DRIVE - SECOND REVIEW

The Committee reviewed the revised proposal and accompanying letter from the sign coordinator, all received in the Planning and Development Department on May 28, 1998.

Mr. D. Robertson, representing the sign company, was in attendance to present the updated signage and graphics proposals. After explaining how the images are proposed to be applied to the building and answering the Committee's questions, Mr. Robertson left the meeting.

The Committee supports the proposal as submitted and felt the removal of the one image to conform to the technicalities of the Sign Control Bylaw was unfortunate.

MR. D. MITCHELL AND MR. B. AICHBERGER LEFT THE MEETING AT THIS POINT.

4) (98 121144 DP) PRELIMINARY REVIEW OF PROPOSED MULTI-THEATRE
COMPLEX AT 170 SCHOOLHOUSE STREET - FIFTH REVIEW

The Committee reviewed the exterior elevations, site cross sections and berming detail, all received in the Planning and Development Department on May 26, 1998, along with the coloured perspective submitted earlier.

The project consultants, Mr. C. Deery and Mr. J. Cooper, along with the landscape architect, Mr. D. Mitchell, were in attendance to respond to the Committee's Minute of May 26, 1998. After discussing the issues of building height and extent of underground parking structure exposure, the delegation left the meeting.

While there was not a quorum of Committee members present for this item, the members present thanked the design team for the thorough explanation of the rationale to seek variances on the parking structure exposure and the height of the building. The Committee, with the additional information now provided and with a better understanding of the technical issues, recommends acceptance of the project including the two variances being sought.

Turning to other aspects of the project, the Committee would request the following matters be addressed at the building permit application stage:

- 1) The finish proposed for the exposed parking garage walls should be reconsidered. The Committee suggests that to improve the aesthetics of the walls and to decrease long-term maintenance costs, the applicants utilize first quality form work and give the walls a sandblasted finish.
- 2) The signage could be submitted separately, at which time the Committee will provide comments.

In summary, the Committee recommends acceptance of the project in preliminary and supports the requested variances.



Neil Maxwell
Secretary

NM/lmc

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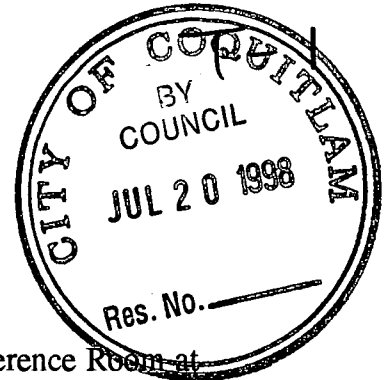
COQUITLAM



INTER-OFFICE COMMUNICATION

1998 June 16

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - JUNE 16, 1998



A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, June 16, 1998, with the following persons present:

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

GUESTS: Mr. B. Chadwick
Mr. B. Tonkin
Mr. D. Hartley
Mr. D. Hartley
Mr. C. Korman
Mr. M. Tilbe
Mr. D. Langley
Mr. M. Eivemark

STAFF: Ms. L. Giesbrecht, Planning Technician

1) **(98 123186 DV) REVIEW OF PROPOSED ALTERATIONS AND ADDITION TO THE MCDONALD'S RESTAURANT AT 2725 BARNET HIGHWAY - FIRST REVIEW**

The Committee reviewed the plans, coloured photographs, and roof material sample all received in the Planning and Development Department on June 10, 1998.

The Committee recommends acceptance of the proposed addition and change in roofing material.

2) (97 112572) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND NEW BUILDINGS FOR THE PETRO CANADA SERVICE STATION AT 948 AUSTIN AVENUE - SECOND REVIEW

The Committee reviewed the revised preliminary plans received in the Planning and Development Department on June 1, 1998 and the drawings submitted previously.

The Committee thanks the applicants for addressing their previous concerns and recommends acceptance of the project in preliminary.

3) (98 122571 CN) BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 155 GLACIER STREET - FIRST REVIEW

The Committee reviewed the plans, coloured elevation and paint chips all received in the Planning and Development Department on June 9, 1998.

The Committee feels that given the size of the development, the lack of building articulation and repetition of design elements makes the building design appear quite monotonous. Consideration should be given to revising the building elevation to provide more relief and variation to the elevations.

The Committee suggests the applicant should also consider the following:

- 1) introducing more "presence" to the entrance area design;
- 2) provide more colour variety;
- 3) submit coloured photographs of the surrounding buildings and area to assist the Committee in reviewing the development in context with the neighbourhood.

4) (98 122248 PY) PRELIMINARY REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 1315 UNITED BOULEVARD - SECOND REVIEW

The Committee reviewed the revised preliminary plans and accompanying letter from the project architect all received in the Planning and Development Department on June 10, 1998.

Mr. Barrie Chadwick, the project architect, was in attendance to respond to the Committee's past comments. After explaining the revisions and answering the Committee's comments, Mr. Chadwick left the meeting.

The Committee thanks Mr. Chadwick for his thorough response to their previous concerns and recommends acceptance to the project in preliminary.

5) (97 112572 DP) PRELIMINARY REVIEW OF A PROPOSED AUTOMOTIVE REPAIR SHOP ON THE SOUTH SIDE OF GORDON AVENUE WEST OF WESTWOOD STREET AT 3050 GORDON AVENUE - SEVENTH REVIEW

The Committee reviewed the revised plans and coloured elevations received in the Planning and Development Department on June 10, 1998.

The project owner, Mr. Bob Tonkin, and the building contractors, Mr. Doug Hartley and Mr. Dennis Hartley, were in attendance to present the latest drawings. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the delegation for their response to the concerns raised at the May 26, 1998 meeting. While the Committee feels the design of the project has come a long way, they still feel the co-ordination of the floor plans with the elevation drawings needs more thought. The Committee requests a three dimensional presentation (model) to assist both the applicant and the Committee in arriving at a better understanding of the building elements.

Alternatively, the applicant can proceed with the project as currently designed without the Committee's support.

6) (98 123521 PY) PRELIMINARY REVIEW OF PROPOSED MULTI-THEATRE COMPLEX (18 SCREENS) ON THE SOUTH EAST CORNER OF LOUGHEED HIGHWAY AND WOOLRIDGE AVENUE AT 1000 LOUGHEED HIGHWAY - FIRST REVIEW

The Committee reviewed the preliminary plans, coloured elevation drawing and coloured site plan all received in the Planning and Development Department on June 4, 1998, and the colour material sample board presented at this meeting.

The project architect, Mr. Cliff Korman, the landscape architect, Mr. Mark Tilbe, the traffic consultant, Mr. David Langley, and Mr. Mike Eivemark, the geotechnical consultant, were in attendance to present the drawings and coloured information for the Committees' consideration. After presenting the drawings and coloured information and answering the Committee's questions the delegation left the meeting.

The Committee would commend the applicants on their thorough and informative presentation. The Committee would also complement the applicants on the refreshing approach to the design of a the building of this magnitude and the choice of colours and building materials. The project is recommended in preliminary.

6) cont'd/

The Committee recommends the applicants provide plans and information responding to the following as part of the Development Permit review:

Building Design

- 1) a site lighting and exterior building lighting plan.
- 2) a roof top plan to show how the roof top mechanical equipment will be integrated into the roof design.
- 3) more information and detailed plans of feature focal points.
- 4) how the signage will be integrated with overall building design rather than "tacking" it on after.
- 5) a three dimensional model of the development also showing the scale of existing or proposed buildings in the neighbourhood to enable the Committee to better visualize the scale of the development and review the height variance application further.
- 6) how the development relates to the human scale.

Landscaping

- 1) a further breaking up of the expansive areas of asphalt.
- 2) more information regarding the design of the soft landscaping areas.
- 3) the scale of site elements should relate to the scale of the overall development.

Site Layout

- 1) rethinking the functionality of the front entrance area.
- 2) reworking the location and functionality of the "pick up/drop off" area.
- 3) further review of the pedestrian linkages, pedestrian movement on the site, and pedestrian safety issues.
- 4) lighting details of the pedestrian areas.
- 5) removal of the existing card-lock gas station to "free up" the site.

The Committee is also interested in reviewing the applicants security program and any issues raised by the RCMP in their review of the plans in relation to Crime Prevention Through Environmental Design.



Laura Giesbrecht
Acting Secretary
LG/lmc

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COQUITLAM



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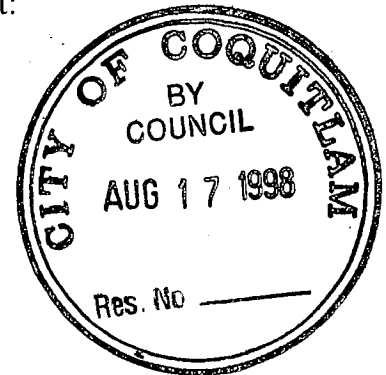
INTER-OFFICE COMMUNICATION

1998 July 07

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - JULY 07, 1998

A meeting was held in the Planning and Development Department Conference Room at 6:30 p.m. on Tuesday, July 07, 1998, with the following persons present:

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



GUESTS: Mr. A. Loberg
Mr. B. Turner
Mr. P. Lovick
Mr. C. Wein
Mr. G. Young
Mr. G. Cartwright
Mr. M. Anderson
Ms. S. Andahl

STAFF: Mr. N. Maxwell, Planning Technician

1) (98 123499 CN) BUILDING PERMIT REVIEW OF A PROPOSED BUILDING IN ROBINSON MEMORIAL PARK AT 621 ROBINSON STREET - SECOND REVIEW

The Committee reviewed the building permit plans received in the Development Planning Section on June 9, 1998, the drawings submitted previously, the colour material sample board and coloured elevation drawing received May 28, 1998.

The Committee recommends acceptance of the proposed building.

2) (97 113036 CN) BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL BUILDING AT 2591 PANORAMA DRIVE - FIRST REVIEW

The Committee reviewed the building permit plans received in the Development Planning Section June 12 and June 30, 1998, as well as the coloured perspective and sample board submitted on April 01, 1998.

The Committee recommends acceptance of the proposed building.

3) (98 119044 DV) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED 90-UNIT HOTEL AT 1085 WOOLRIDGE AVENUE - SECOND REVIEW

The Committee reviewed the revised plans, coloured perspective drawings, coloured elevation drawings and colour material sample board all received June 18, 1998.

The architect, Mr. B. Turner, and the project representative, Mr. A. Loberg, were in attendance to respond to the Committee's past comments and present the revised drawings. After explaining the revisions and answering the Committee's comments, the delegation left the meeting.

The Committee noted the major changes to the proposed design. The new concept is a significant improvement over the previous design. The use of the brickwork on the lower portions of the building provides a strong base to the structure. The building facades are well articulated on most elevations, however, improvements are needed in the following areas:

- 1) *the rear elevation* - Even though it is somewhat screened by the building to the north, this elevation is quite visible. Additional breaks are recommended to create more interest.
- 2) *the coloured stucco panels* - The breaks which are insinuated by the colour changes should be changed to actual rather than implied changes in plane.

Turning to the proposed landscaping, the Committee commented as follows:

- a) the narrow landscape band along Woolridge Avenue should be widened to be more meaningful;
- b) the planting referenced above and the street trees directly south of the building should possibly be relocated to the north side of the future widening strip;
- c) consideration should be given to installing an irrigation system, particularly along the street and for the planting under the building overhang;
- d) additional planting should be installed, if possible, within the creek area.

In summary, the Committee is very enthused with the new design approach and offers support for the increased building height. Revised plans and information which responds to the above matters are requested.

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

4) **(98 122787 PY) PRELIMINARY REVIEW OF PROPOSED HOTEL AT 1311 WOOLRIDGE AVENUE - SECOND REVIEW**

The Committee reviewed the revised preliminary plans, the letter from the project architect and the coloured material sample board, all received June 24, 1998 in the Development Planning Section.

A delegation headed by Mr. P. Lovick, the project architect, was in attendance to respond to the Committee's past comments. After explaining the revisions and answering the Committee's comments, the delegation left the meeting.

The Committee is very supportive of the project in preliminary and has no hesitation in recommending the development including the applicant's request for a variance in the building height. The only areas where some concerns were expressed are as follows:

- 1) *the colour scheme* - a strong preference was indicated for the colour tones depicted on perspective versus the sample board;
- 2) *the length of the east elevation* - this facade is well detailed, however, the length still seems somewhat excessive. Perhaps the applicants could look at this elevation a bit further.

MR. D. MITCHELL RETURNED TO THE MEETING.

5) **(98 123652 DP) DEVELOPMENT PERMIT REVIEW OF THE PROPOSED ADDITION TO THE WOODS PUB AT 935 BRUNETTE AVENUE - FIRST REVIEW**

The Committee reviewed the plans and the coloured perspective drawing received in the Development Planning Division June 11, 1998.

The project designer, Mr. M. Anderson, and the owner, Mr. G. Cartwright, were in attendance to explain the proposed additions and to answer the Committee's questions. After explaining the proposal and answering the Committee's comments, Mr. Anderson and Mr. Cartwright left the meeting.

The Committee supports the design concepts indicated on the preliminary plans, however, as the submission lacked several bits of key information, the Committee could not finalize its review of the project. Plans and information on the following are required:

- 1) a roof plan and section drawings to confirm the roof lines and valleys;
- 2) a landscape concept of proposed site planting. The drawings should also indicate the palette of paving materials and patio fencing details being considered.

As an observation, the Committee noted that perhaps the wrought iron on the balconies may be a little "overdone".

6) **(97 112572 DP) PRELIMINARY REVIEW OF A PROPOSED AUTOMOTIVE REPAIR SHOP ON THE SOUTH SIDE OF GORDON AVENUE WEST OF WESTWOOD STREET AT 3050 GORDON AVENUE - EIGHTH REVIEW**

The Committee reviewed the plans and coloured elevations received in the Development Planning Section on June 10, 1998 and the model submitted on July 02, 1998.

The Committee now recommends acceptance of the project.

7) **(98 123265 AO) BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO CALVARY BAPTIST CHURCH AT 1636 REGAN AVENUE - FIRST REVIEW**

The Committee reviewed the coloured photographs received in the Development Planning Section on May 28, 1998, the revised plans, coloured photograph boards, the coloured elevation plan and colour material sample board, all received on June 22, 1998.

The project co-ordinator, Ms. S. Andahl, was in attendance to explain the proposed additions and to answer the Committee's questions. After explaining the proposal and answering the Committee's questions, Ms. Andahl left the meeting.

The Committee is encouraged by the applicant's efforts to design a cohesive link between the two ends of the building. The glassed entry area is a step in the right direction. The tower, however, introduces yet another foreign element. Consequently, the Committee suggests that the applicants study this aspect of the project further. Perhaps the tower could be removed and a freestanding cross be utilized instead.

Turning to the back of the building, the Committee commented that the design of the addition does not respect the existing architecture, therefore a reconsideration of this elevation is also warranted.

In summary, the Committee cannot recommend acceptance of the additions as currently proposed. The Committee suggests that the applicants review the additions as noted above.



Neil Maxwell
Secretary
NM/lmc

CITY OF _____

C O Q U I T L A M

INTER-OFFICE COMMUNICATION

1998 July 28

TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - JULY 28, 1998



A meeting was held in Committee Room #480 at 6:30 p.m. on Tuesday, July 28, 1998, with the following persons present:

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

GUESTS: Mr. C. Lochhead Mr. S. Mehta
Mr. W. Bissky Mr. A. Meinzer
Ms. S. Andahl Mr. M. Anderson
Mr. R. Jones

STAFF: Mr. N. Maxwell, Planning Technician

1) (98 122295 DP) PRELIMINARY REVIEW OF BOSTON PIZZA RESTAURANT AT 1035 LOUGHEED HIGHWAY - SECOND REVIEW

The Committee reviewed the revised plans received in the Development Planning Section on June 30, 1998, the letter from the applicants dated July 07, 1998 and the drawings submitted previously on April 21, 1998.

The Committee stated that of the two latest designs, the April 21, 1998 concepts were far superior since the awnings and windows had better proportions along with a well-treated east elevation. The current proposal is not to the same level of design and the highly visible east elevation is now a large blank wall with no relief, breaks or windows. The north or rear elevation of the current design requires further design attention as this elevation also lacks interest. Turning to other aspects of the project, the Committee commented as follows:

- a) The wording on the awnings could be supported, however, the Committee feels strongly that the aesthetics of the building would be improved if the wording was to be deleted;
- b) The window proportions should be studied further;
- c) A coloured material sample board with rendered elevation drawings are required. It should be noted that a "buff" brick is a desirable material while a fully dark brown brick building would not be supported.

In summary, while the project is generally supported, the above comments require further review.

1998 July 28

Design Committee Minutes

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

2) (98 124143 RZ) PRELIMINARY REVIEW OF AN 86-UNIT MULTI-FAMILY HOUSING PROJECT ON THE NORTHEAST CORNER OF BRUNETTE AVENUE AND MARMONT STREET AT 1111 BRUNETTE AVENUE - FIRST REVIEW

The Committee reviewed the plans, coloured elevations and coloured samples, all received in the Development Planning Section on July 15, 1998.

The project owner, Mr. C. Lochhead and the architect, Mr. W. Bisky were in attendance to present the development. After explaining the project and answering the Committee's questions, the delegation left the meeting.

The preliminary plans show considerable promise and the applicants should be complimented on their efforts to create an exciting project on this very important and highly visible site in Maillardville. The Committee, however, could not finalize their comments as the landscape plans had not yet been completed and the model and coloured perspective have also not been submitted. In the meantime the Committee made the following comments:

- a) The window placement for Building 7 must be handled carefully to ensure that windows to primary habitable rooms are not directly opposite;
- b) The landscape plan should be updated as follows:
 - i) Proposed retaining walls throughout the site are to be identified, particularly along the street edges. Heights and finish information is also requested;
 - ii) Landscape planting along Brunette Avenue should be kept low in height;
 - iii) The planting densities along the north lot line should be increased, especially the tree quantities;
 - iv) Trees are required in the internal areas to provide visual relief across the project and courtyard;
 - v) Benches and their locations should be identified;
 - vi) The "parkette" at Marmont Street and Brunette Avenue must be treated very carefully in a manner which would reflect the site's heritage.

The project contains many desirable features, however, as the landscape plan was not yet finalized and the coloured perspective and model were not yet available, the Committee deferred their comments. In the meantime, the applicants could respond to the above comments.

3) 98 12265 AO - BUILDING PERMIT REVIEW OF PROPOSED ADDITIONS TO THE CALVARY BAPTIST CHURCH AT 1636 REGAN AVENUE - SECOND REVIEW

The Committee reviewed the revised plans received in the Development Planning Section on July 09, 1998.

Ms. S. Andahl, the project co-ordinator, was in attendance to present the revised plans. After explaining the plan modifications and answering the Committee's questions, Ms. Andahl left the meeting.

The Committee thanks the applicants for their prompt response to the Committee's previous comments. The plan revisions resolve the Committee's concerns with the building alterations and therefore they can now recommend acceptance of this aspect of the project. Turning to the landscape revisions, the Committee will leave this to staff to resolve while noting that existing vegetation should be retained and supplemented with new material. It was also recommended that landscape pockets be introduced into the parking lots whenever possible and practical to reduce the negative affect of the large asphalt areas.

4) 98 124162 RZ - PRELIMINARY REVIEW OF PROPOSED ALTERATIONS TO EXISTING COMMERCIAL BUILDING ON THE NORTHWEST CORNER OF BARNET HIGHWAY AND LANSDOWNE DRIVE AT 2745 BARNET HIGHWAY - FIRST REVIEW

The Committee reviewed the plans, perspective and coloured material sample board, all received in the Development Planning Section on July 15, 1998.

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

The Committee heartily endorses the applicant's efforts to change the use of the building and commends the design team on the proposed building modifications. The only areas of concern relate to the proposed landscaping. The Committee requests that consideration be given to the following:

- a) Introduce street trees along the Barnet Highway and Runnel Drive frontages;
- b) upgrade the size of the tree species in the central parking lot landscape strip;
- c) introduce a few crossings into the landscape strip in b) above to allow patrons a means of walking through this area without damaging the planting.

To summarize, the Committee recommends acceptance of the project in preliminary, noting that the above concerns should be resolved prior to this project proceeding to Public Hearing.

5) (98 124059 PY) PRELIMINARY REVIEW OF A PROPOSED 10-UNIT TOWNHOUSE PROJECT AT 1651 PARKWAY BOULEVARD - FIRST REVIEW

The Committee reviewed the plans, coloured perspective and sample board all received in the Development Planning Section on July 07, 1998.

A delegation consisting of Mr. A. Meinzer and Mr. S. Mehta were in attendance. After presenting the project and answering the Committee's questions, the delegation left the meeting.

The Committee finds the applicants choice of building materials and proposed colour scheme to be quite acceptable as they are consistent with other developments in the area. The concerns which were expressed by the Committee relate to the following:

- a) the site grading and proposed retaining walls. A better explanation of the grades and walls is required and how they relate to the adjacent lands and the tree preservation along the rear of the site. The Committee requests information on:
 - i) wall heights, finishes and distance between any terraces;
 - ii) yard spaces and slope percentages.
- b) the relationship of the proposed units to the existing site grades is also questioned. Initially, the Committee believes the proposed units are not that well suited to the current conditions, therefore a review of this is required.
- c) the roof "jogs". These are questioned since the building facades do not generate an apparent need to extend the roofs as shown.
- d) the regimented unit placement. Articulation in the unit placement would help to generate more interest and break up the lineal affect of the current proposal.
- e) the large asphalt areas need to be reduced. In addition the three driveways to Parkway Boulevard appear excessive and are not supported.
- f) the quality of the pedestrian entrances into the central units in each cluster.
- g) the proposed landscaping. A better developed concept plan is required which introduces more design interest and takes into consideration Items c) d) and e) above.

In summary, the Committee cannot recommend the project as currently proposed. Revised plans and information are requested in response to the above.

6) (98 123652 DP) PRELIMINARY REVIEW OF PROPOSED ADDITIONS AND ALTERATIONS TO THE WOODS PUB AT 935 BRUNETTE AVENUE - SECOND REVIEW

The Committee reviewed the revised preliminary plans received in the Development Planning Division on July 24, 1998 along with the coloured information submitted previously.

Mr. M. Anderson, the designer, was in attendance to present the revised plans and additional information. After explaining the development and answering the Committee's questions, Mr. Anderson left the meeting.

The treatment proposed for the additions and the other exterior work is acceptable. The plans, however, requires further refinement as there still appears to be some inaccuracies in the roof plan. Turning to the landscaping and other on-site works, the Committee commented as follows:

- 1) Two street trees and simply a large area of pavers along the front of the building does not project the image the Committee sees for this highly visible area. It is recommended that the applicants determine pedestrian routes to and from the premises and attempt to confine the pavers to those zones and then plant the remaining areas. When developing the plan further, the large existing trees should be retained and worked into the plan.
- 2) The planter height along Roderick Avenue is questioned. Furthermore, if possible, the planting should be extended to include any usable boulevard area and street trees introduced to provide some additional interest.
- 3) The rounded front steps shown previously are more attractive than the "squared off" ones now proposed. In addition, the "squared" ones may have Building Code problems relating to the handrails.

In summary, revised plans and information on the above are requested.

7) 98 119044 DV - PRELIMINARY REVIEW OF A PROPOSED 90-UNIT MOTEL AT 1085 WOOLRIDGE AVENUE - THIRD REVIEW

The Committee reviewed the revised preliminary plans received in the Development Planning Division on July 17, 1998 and the coloured information submitted previously.

The Committee recommends acceptance of the revised plans subject to the applicants first confirming that a watering system will be installed in the landscaping along Woolridge Avenue and under the building overhang.

Neil Maxwell

Neil Maxwell

Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

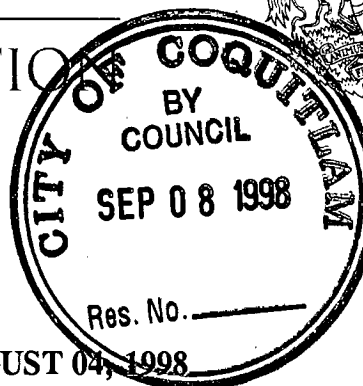


1998 August 04

TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - AUGUST 04, 1998



A meeting was held in Committee Room #480 at 6:30 p.m. on Tuesday, August 04, 1998, with the following persons present:

COMMITTEE MEMBERS: Mr. A. Smode (Chair)
Mr. P. Kwasnicki
Mr. B. Aichberger

GUESTS: Mr. R. Iredale
Mr. D. Taylor
Mr. G. Whiteley
Mr. C. Lochhead
Mr. W. Bissky
Mr. D. Duncan

STAFF: Mr. N. Maxwell, Planning Technician

1) (98 124400 MF) BUILDING PERMIT REVIEW OF EXISTING APARTMENT COMPLEX AT 1219 JOHNSON STREET - FIRST REVIEW

The Committee reviewed the plans, photographs and construction details all received in the Development Planning Section on July 30, 1998.

The optional elevation treatments in themselves are acceptable, however, as the plan submission did not include elevation drawings indicating where these options would be utilized, the Committee could not finalize their comments. The Committee requests that elevation drawings be prepared which include and demonstrate the new exterior treatment being proposed. The drawings could be at a reduced scale for convenience and the submission should include coloured elevations to assist in the Committee's review.

2) **(98 124353 ZE) PROPOSED ADDITION TO INTERMEDIATE CARE FACILITY AT 560 SYDNEY AVENUE - SECOND REVIEW**

The Committee reviewed the plans and coloured elevations all received in the Development Planning Section on July 16, 1998.

The Committee recommends acceptance of the proposed addition, noting that at the building permit application stage, they will review the project in detail, particularly the proposed landscaping scheme.

3) **(98 124338 DP) PRELIMINARY REVIEW OF PROPOSED BUILDINGS AND SITE IMPROVEMENTS FOR PHASE 4 HERITAGE SQUARE AT 1120 BRUNETTE AVENUE - FIRST REVIEW**

The Committee reviewed the plans, coloured perspective and coloured elevation drawings, all received in the Development Planning Section on July 24, 1998.

The project architect, Mr. R. Iredale, was in attendance to present the project. After explaining the plans and answering the Committee's questions, Mr. Iredale left the meeting.

The Committee commented that the site is well organized and the various functions relate well to one another. The only areas where some concern was raised relates to the proposed parking on the square and the parking in the southeast corner of the site. The Committee would request that the applicants investigate the possibility of adjusting the square improvements southwards to establish a permanent parking area at the north end of the square. This is suggested to possibly eliminate potential conflicts associated with mixing the two functions as currently proposed. If this generates a need for a parking variance, the Committee would strongly recommend that it be pursued. Turning to the southeast corner of the site, the Committee noted that the parking arrangement seems somewhat "forced". The arrangement should be reviewed further and additional planting be introduced to soften the effect around this parking area.

4) **PRELIMINARY REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO SCHOOL AT 2161 REGAN AVENUE**

The Committee reviewed the plans, coloured elevation drawings and coloured photographs all received in the Development Planning Section on July 29, 1998.

The project architect, Mr. D. Taylor and the School District representative, Mr. G. Whiteley, were in attendance to present the project. After explaining the plans and answering the Committee's questions, Mr. Taylor and Mr. Whiteley left the meeting.

The Committee thanks the applicants for their thorough explanation of the proposed alterations and additions. The Committee recommends acceptance of the proposed works.

5) **(98 124143 RZ) PRELIMINARY REVIEW OF 86-UNIT MULTI-FAMILY HOUSING PROJECT AT 1111 BRUNETTE AVENUE - SECOND REVIEW**

The Committee reviewed the revised plans, landscape drawings and the model presented at this meeting and also the coloured elevation submitted previously on July 15, 1998.

A delegation consisting of the applicant, Mr. C. Lochhead, the project architect, Mr. W. Bissky and the landscape architect, Mr. D. Duncan, were in attendance to present the project. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the applicants for their prompt response to the issues raised at the last meeting. The Committee commented that the project will be quite exciting once completed. There are, however, a few areas where the Committee expressed concerns and they are as follows:

- 1) The very narrow space between the two buildings facing Brunette Avenue. The width to height proportions of the opening will create a "canyon" effect which is not supported. The applicants should investigate ways of opening this space as well as providing more detail and improvements to the scale of the opening along the front elevation.
- 2) The southeast facade of the building adjacent to Brunette Avenue and Therrien Street, lacks the detail indicated on the remainder of the building. This elevation requires further analysis to raise its level of design to be consistent with the remainder of the project.
- 3) The concrete wall finishes need to be finalized.
- 4) The landscaping along the north property line requires further review. The Committee recommends that additional trees be provided and some variety in the landscape planting in the terrace be introduced.

To summarize, the Committee requests revised preliminary plans which responds to the above items.



Neil Maxwell
Secretary

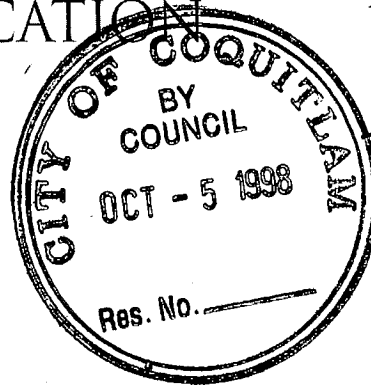
CITY OF

COQUITLAM



INTER-OFFICE COMMUNICATION

1998 August 18



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - AUGUST 18, 1998

A meeting was held in Committee Room #480 at 6:30 p.m. on Tuesday, August 18, 1998, with the following persons present:

COMMITTEE MEMBERS: Mr. A. Smode (Chair)
Mr. P. Kwasnicki
Mr. W. Haley
Mr. G. Shinkewski

GUESTS: Mr. C. Lochhead
Mr. K. Bell
Mr. D. McIntyre
Mr. D. Meola

STAFF: Miss. D. Cheveldeaw, Planning Technician

**1) (98 124298 AO) BUILDING PERMIT REVIEW OF PROPOSED ADDITION
TO THE ROYAL CANADIAN LEGION AT 1025 RIDGEWAY AVENUE**

The Committee reviewed the proposed building permit plans received in the Development Planning Section on July 28, 1998, and the plans, coloured elevation and photographs previously received April 29 and May 12, 1998.

The Committee recommends acceptance of the proposed addition.

2) **(97 109373 MF) PROPOSED FACADE CHANGE TO THE APARTMENT BUILDING UNDER CONSTRUCTION AT 518-522 SMITH AVENUE**

The Committee reviewed the revised building permit plans and detail drawing all received in the Development Planning Section on August 11, 1998 and the plans previously received on May 28, 1998.

The Committee recommends acceptance of the cornice addition and colour changes proposed on the building, however, they would recommend:

- a) the applicant should strongly consider the use of the "Rain Screen Principal" on the wall assembly for the building in light of the recent leaking condo issue;
- b) the Building Division of the City should review the detail to ensure that adequate drainage is being provided in the new cornice and that the applicant provide a revised roof plan showing the cornice addition and the drainage.

MR. G. SHINKEWSKI ENTERED THE MEETING AT 7:00 P.M.

3) **(98 124143 RZ) PRELIMINARY REVIEW OF PROPOSED 86-UNIT MULTI-FAMILY HOUSING PROJECT AT 1111 BRUNETTE AVENUE - THIRD REVIEW**

The Committee reviewed the plans and detail drawings all received in the Development Planning Section on July 9 and August 17, 1998.

The project applicant, Mr. C. Lochhead, was in attendance to present the project. After explaining the plans and answering the Committee's questions, Mr. Lochhead left the meeting.

The Committee appreciates the architect's rationalization of the breezeway in the centre of Building 1, however, the following issues remain:

- a) the liveability of the units adjacent to the causeway and the views from the courtyard and across the road through the opening are being compromised;
- b) the opening is too narrow and gives the impression of there being one building versus two buildings, therefore consideration should be given to emphasizing the connection and to scale it down to a three-storey element from a four-storey element;
- c) the inner walls of the opening could be more intriguing if some features were introduced.

In summary, the Committee supports the project and recommend it proceed forward to the Public Hearing. The applicant should submit revised plans addressing the above issues and an updated landscape plan regarding the introduction of additional trees and planting along the north lot line prior to the Development Permit proceeding to Growth Management and Council for consideration of approval.

4) **(98 122295 DP) DEVELOPMENT PERMIT REVIEW OF BOSTON PIZZA RESTAURANT AT 1035 LOUGHEED HIGHWAY - THIRD REVIEW**

The Committee reviewed the coloured elevation board presented at the meeting, the site plan and letter from the applicants received in the Development Planning Section on July 12, 1998, and the drawings submitted on April 21, 1998.

The project architect, Mr. Dave McIntyre, and the project co-ordinator, Mr. Ken Bell, were in attendance to present the project. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

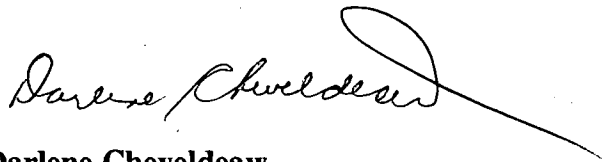
The Committee stated that the west and south elevations have developed quite well, however, the east and north walls have not received the same level of design attention. The Committee recommends that the architect provide more articulation with the brick masonry on the east and north walls to give more texture and to provide some connection to the other elevations. Revised plans and an actual sample of the two brick colours are requested.

5) **(98 122571 CN) BUILDING PERMIT REVIEW OF PROPOSED INDUSTRIAL BUILDING AT 155 GLACIER STREET**

The Committee reviewed colour sample board received at the meeting, the coloured elevation board and the letter from the applicants received in the Development Planning Section on July 12, 1998 and the plans submitted on August 7, 1998.

A delegation consisting of the project co-ordinator, Mr. K. Bell, the project architect, Mr. Dave McIntyre, and the owner, Mr. D. Meola, were in attendance to present the project. After explaining the plans and answering the Committee's questions, the delegation left the meeting.

The proportioning of the building has been very well executed. The Committee encourage the retention of the reveals at the front corner of the building as they will provide the necessary relief. A revised landscape plan must be submitted to reflect the current planting depicted on the coloured elevation board and that a tree of equivalent stature as shown on the board be provided on the drawing.



Darlene Cheveldeaw
Secretary

DLC/lmc

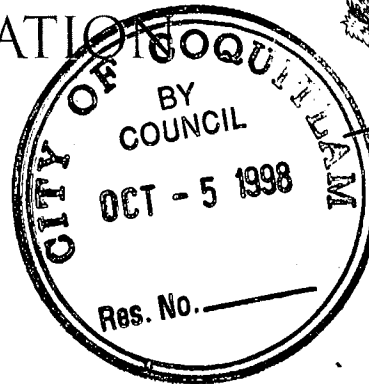
CITY OF _____

COQUITLAM



INTER-OFFICE COMMUNICATION

1998 September 8



TO: Growth Management Committee

FROM: Design Committee

SUBJECT: DESIGN COMMITTEE MINUTES - SEPTEMBER 8, 1998

A meeting was held in Committee Room #480 at 6:30 p.m. on Tuesday, September 8, 1998, with the following persons present:

COMMITTEE MEMBERS: Mr. G. Shinkewski (Chair)
Mr. W. Haley
Mr. A. Smode
Mr. B. Aichberger

GUESTS: Mr. C. Korman
Mr. M. Tilbe
Mr. A. Meinzer
Mr. R. Jones

STAFF: Ms. L. Giesbrecht, Planning Technician

1) (98 123745 CN) BUILDING PERMIT REVIEW OF PROPOSED COMMERCIAL COMPLEX AT 1055 LOUGHEED HIGHWAY - FIRST REVIEW

The Committee reviewed the proposed building permit plans received in the Development Planning Section on June 18, and September 2, 1998, the material sample board received May 13, 1998, and the coloured elevation drawing received March 27, 1998. The letter from the architect received September 8, 1998, and the plans submitted previously were also reviewed.

The Committee recommends acceptance of the project.

2) **(98 124400 MF) BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATIONS TO EXISTING APARTMENT COMPLEX AT 1219 JOHNSON STREET - SECOND REVIEW**

The Committee reviewed the plans received in the Development Planning Section August 31, 1998, the colour material sample board received July 30, and the plans and coloured photographs received previously.

The Committee recommends acceptance of the proposed exterior alterations.

3) **(98 122295 DP) DEVELOPMENT PERMIT REVIEW OF BOSTON PIZZA RESTAURANT AT 1035 LOUGHEED HIGHWAY - FOURTH REVIEW**

The Committee reviewed the coloured elevation board received in the Development Planning Section on August 18, 1998, the revised material sample board, plans received September 2, 1998, and the plans submitted previously.

The Committee thanks the applicants for their thorough response to previous concerns and now recommends acceptance of the proposed restaurant.

4) **(98 124162 RZ) PRELIMINARY REVIEW OF PROPOSED ALTERATIONS TO THE EXISTING BUILDING AT 2745 BARNET HIGHWAY - SECOND REVIEW**

The Committee reviewed the colour material sample board and coloured perspective drawing received in the Development Planning Section July 15, 1998, the revised plans received on September 8, 1998, the revised coloured perspective drawing and coloured landscape plan presented at this meeting along with the plans submitted previously.

The project architect, Mr. Rick Jones, was in attendance to explain the revisions to the drawings and to answer the Committee's questions. After describing the changes and answering the Committee's questions, Mr. Jones left the meeting.

The Committee thanks the architect for his detailed response to their past concerns. The Design Committee is in favour of keeping the large existing tree and suggests that the applicant consider an alternative solution for the location of the proposed pylon sign.

The Committee supports the requested height variance as they feel that the over-height building element is a desirable architectural feature and adds significantly to the overall appearance of the development and should be retained in the design.

The Committee recommends acceptance of the proposed alterations to the existing building.

5) **(98 124604 RZ) PRELIMINARY REVIEW OF THE PROPOSED MULTI-THEATRE COMPLEX (18 SCREENS) AT 1000 LOUGHEED HIGHWAY - FIRST REVIEW**

The Committee reviewed the colour material sample board received in the Development Planning Section on June 16, 1998, the coloured perspective drawing received June 4, 1998, and the plans received August 14, 1998. The landscape plan and coloured landscape plan presented at this meeting, and the plans received previously were also reviewed.

The project architect, Mr. Cliff Korman, and the landscape architect, Mr. Mark Tilbe, were in attendance to explain the changes and answer the Committee's questions. After presenting the drawings and answering the Committee's questions, the delegation left the meeting.

The Committee thanks the delegation for their thorough presentation and response to the Committee's past concerns. The Committee supports the request for a variance in building height as they feel the design of the project would be compromised if the building height were to be decreased.


The Committee recommends acceptance of the proposed theatre building.

6) **(98 124059 PY) PRELIMINARY REVIEW OF A PROPOSED 10-UNIT TOWNHOUSE PROJECT AT 1651 PARKWAY BOULEVARD - SECOND REVIEW**

The Committee reviewed the colour perspective received in the Development Planning Section on July 7, 1998, the material sample board received on July 20, 1998, the plans and letter from the project designer received September 4, 1998. The revised coloured perspective, coloured landscape plan, site plan, and retaining wall details presented at this meeting, and the plans submitted previously were also reviewed.

The project designer, Mr. Adolph Meinzer, was in attendance to explain the revisions to the drawings and answer the Committee's questions. After explaining the changes to the plans and answering the Committee's questions, Mr. Meinzer left the meeting.

The Committee recommends acceptance of the project in preliminary and requests spot elevations and site grading information be presented to the Committee as part of the detailed building permit application.


Laura Giesbrecht
Acting Secretary

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION

1998 October 13



TO: Growth Management Committee

FROM: Design Committee

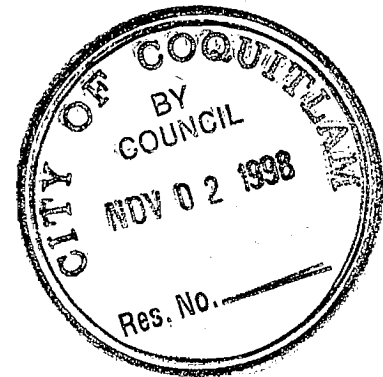
SUBJECT: DESIGN COMMITTEE MINUTES - OCTOBER 13, 1998

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A meeting was held in Committee Room #339 at 6:30 p.m. on Tuesday, October 13, 1998, with the following persons present:

COMMITTEE MEMBERS:

Mr. P. Kwasnicky (Chair)
Mr. W. Haley
Mr. D. Mitchell
Mr. A. Smode



GUESTS:

Mr. C. Deery
Mr. J. Cooper

STAFF:

Ms. L. Giesbrecht, Planning Technician

1) (98 122571 CN) BUILDING PERMIT REVIEW OF THE PROPOSED INDUSTRIAL BUILDING AT 155 GLACIER STREET - SECOND REVIEW

The Committee reviewed the plans and coloured perspective drawing previously received in the Development Planning Section and the revised landscape plan received October 2, 1998.

The Committee recommends acceptance of the proposed development.

MR. MITCHELL LEFT THE MEETING.

2) **(98 125455 PY) PRELIMINARY REVIEW OF THE PROPOSED MCDONALD'S RESTAURANT AT 1095 WOOLRIDGE STREET - FIRST REVIEW**

The Committee reviewed the plans and coloured information received in the Development Planning Section on October 2, 1998, and the plans and coloured information provided for the proposed hotel development on the adjacent lot at 1085 Woolridge Street.

While there was not a quorum of Committee members present for this item, those members who were in attendance, commend the applicants on their unique and interesting approach to the building design. However, they feel that this proposal should bear some relation to the hotel development proposed on the adjacent lot to add a sense of cohesion to the design of the area.

3) **(98 125087 DV) DEVELOPMENT VARIANCE PERMIT REVIEW OF PROPOSED SIGNAGE AND BUILDING COLOUR CHANGE FOR THE MEGA THEATRE COMPLEX AT 170 SCHOOLHOUSE STREET - FIRST REVIEW**

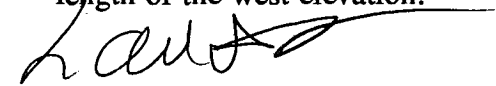
The Committee reviewed the plans previously received in the Development Planning Section, the Development Variance Permit drawings, coloured elevation drawing received September 14, 1998, and the coloured information presented at this meeting.

The project manager, Mr. Ciaran Deery, and Mr. John Cooper, the project co-ordinator, were in attendance to explain the proposed signage and revisions to the colour scheme and to answer the Committee's questions. After describing the changes and answering the Committee's questions, the delegation left the meeting.

While there was not a quorum of Committee members present for this item, those members who were in attendance thanked the delegation for their thorough presentation and commends the applicants on their signage approach in particular the scale of the signage and its proposed locations on the building. The Committee supports the signage concept presented but would suggest the applicants consider introducing greater relief in the undulation of the "poster box" rolls.

The revised colour scheme is thought to be too loud and busy and clashes with the proposed signage elements. The Committee prefers the colour scheme previously approved and feels it provided more cohesion with the signage program proposed. The Committee does not support the proposed changes to the colour scheme. The Committee suggests the applicants consider presenting several three dimensional coloured renderings, shown from several different angles, to better demonstrate the revised colours and signage in context. Alternatively, the applicant can go back to the original colour scheme as shown on the approved Development Permit plans.

The Committee also suggests the "spot light beam" colour scheme be extended to the entire length of the west elevation.



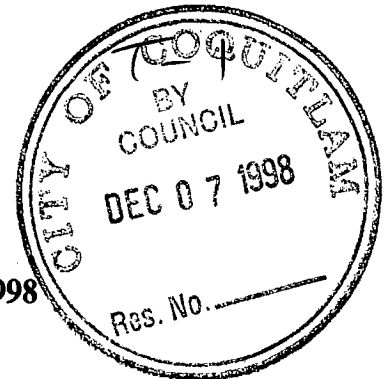
Laura Giesbrecht
Acting Secretary
LG/lmc

CITY OF

COQUITLAM

INTER-OFFICE COMMUNICATION

1998 November 03



TO: Growth Management Committee
FROM: Design Committee
SUBJECT: DESIGN COMMITTEE MINUTES - NOVEMBER 03, 1998

A meeting was held in Committee Room #339 at 6:30 p.m. on Tuesday, November 03, 1998, with the following persons present:

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

GUESTS: Mr. C. Lochhead
Mr. W. Bissky

STAFF: Mr. N. Maxwell, Planning Technician

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

- 1) **(98 125503 DP) DEVELOPMENT PERMIT REVIEW OF PROPOSED ALTERATIONS AND ADDITIONS TO COMMERCIAL BUILDING ON THE NORTHEAST CORNER OF BRUNETTE AVENUE AND NELSON STREET AT 1031 BRUNETTE AVENUE - FIRST REVIEW**

The Committee reviewed the plans received in the Development Planning Section on August 31, 1998 and the coloured photographs submitted on October 22, 1998.

The Committee recommends acceptance of the proposed work.

2) (98 124143 RZ) **PRELIMINARY REVIEW OF A PROPOSED 86-UNIT APARTMENT COMPLEX ON THE NORTHEAST CORNER OF BRUNETTE AVENUE AND MARMONT STREET AT 1111 BRUNETTE AVENUE - FOURTH REVIEW**

The Committee reviewed the revised preliminary plans received in the Development Planning Section on November 2, 1998, and the landscape plans submitted on October 30, 1998.

The project applicant, Mr. C. Lochhead and the project architect, Mr. W. Bissky, were in attendance to update the Committee on the plan revisions, particularly those relating to the "gap" in the building facade along Brunette Avenue. After explaining the plans and answering the Committee's questions, Mr. Lochhead and Mr. Bissky left the meeting.

The plan revisions to the opening along Brunette Avenue are heartily supported as the entry feature is now of a grander scale and much more prominent than the previous design. Turning now to the landscape concept, the Committee commented as follows:

1. Given the wall heights along the north property line, a sensitive treatment must be designed. More plant variety is recommended for the terrace and ground covers should be introduced to help camouflage the two concrete walls. Any fencing on top of the upper wall should be kept to the code minimum of 3'6". The tree species in this same area needs to be specified.
2. The proposed retaining walls in the public areas should be kept as low as possible. This is particularly important along the three street edges. A quality railing with an interesting design should be provided in these same areas.
3. The architectural elevations indicate the presence of ground covers at the base and top of the retaining walls. This should be depicted on the landscape plan.
4. If possible, planting should be introduced along the edge and at the end of the Marmont Street access driveway as discussed.

In summary, the Committee recommends acceptance of the project in preliminary. The Committee looks forward to the review of the building permit drawings and a specific response to the above comments.

3) 1998 COQUITLAM BUILDERS AWARDS NOMINATIONS

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

- | | | |
|-----------------------|------------------------|--|
| Commercial: | 3251 Plateau Boulevard | Clubhouse for 18-hole golf course on Westwood Plateau |
| Industrial: | 1450 Hartley Avenue | Office and Warehouse for Warsteiner Beer |
| Residential: | 1196 Pipeline Road | "The Hudson" highrise apartment by Bosa Development |
| | 528 Rochester Avenue | Apartment project by Amacon Development at Rochester Avenue and Lougheed Highway |
| Institutional: | 1450 Parkway Boulevard | Summit Middle School |



Neil Maxwell
Secretary

NM/lmc

CITY OF _____

COQUITLAM

INTER-OFFICE COMMUNICATION



1998 December 01

TO: Growth Management Committee

FROM: Design Committee

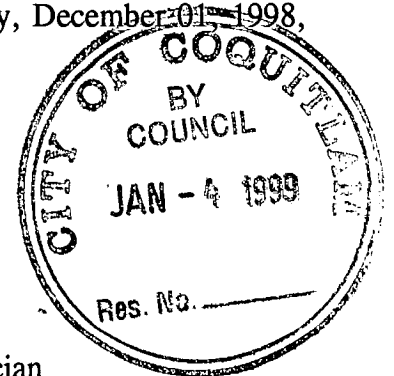
SUBJECT: DESIGN COMMITTEE MINUTES - DECEMBER 01, 1998

A meeting was held in Committee Room #339 at 6:30 p.m. on Tuesday, December 01, 1998, with the following persons present:

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

GUESTS: Mr. B. Cook

STAFF: Mr. N. Maxwell, Planning Technician



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

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

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

The Committee understands that the new building will become the applicants' local business and construction headquarters. Consequently one would expect that the building design be creative, new and exciting. The Committee is disappointed since the proposed design lacks flair and imagination. Other than the circular element over the main entrance on the west elevation, the design is uninspiring. As a result, the Committee does not support the project as currently proposed and would recommend that the proponents rethink their development.

Turning to the proposed landscaping, the Committee questions the use of lawn as an edge to the parking lot on the south and east sides of the site. Planting with some height would seem to be a more appropriate screen to the future buildings and parking areas on the adjoining site.

In summary, the Committee requests a response to the above building and landscaping comments.

2) (98 126076 RZ) PRELIMINARY REVIEW OF PROPOSED ADDITION TO SHOPPING CENTRE ON THE WEST SIDE OF LANSDOWNE DRIVE SOUTH OF GUILDFORD WAY AT 1194 LANSDOWNE DRIVE - FIRST REVIEW

The Committee reviewed the preliminary plans, coloured elevations and site photographs received in the Development Planning Section on November 16, 1998.

The Committee supports the design of the proposed addition while making the following observations:

- 1) the prominence of the proposed brick firewall should be reviewed;
- 2) the existing landscaping should be supplemented or expanded as follows:
 - a) three street trees should be introduced in the area along Lansdowne Drive;
 - b) planting should be introduced along the eastern side of the building down to and around the southern corner to soften this currently "bare" corner;
 - c) a landscape node should be created along the south lot line to screen the driveway and parking area behind the existing building.

In summary, the Committee recommends acceptance of the project in preliminary while noting that the above issues should be addressed prior to issuance of the development permit.

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

3) (97 104939 DP) PRELIMINARY REVIEW OF PROPOSED REDEVELOPMENT OF THE PETRO CANADA GAS STATION AT 831 BRUNETTE AVENUE - THIRD REVIEW

The Committee reviewed the preliminary plans previously submitted. Mr. B. Cook, the owner's representative, was in attendance to discuss the Committee's past comments and to seek direction on how to resolve the outstanding design issues. After a thorough discussion, Mr. Cook left the meeting.

The mandate of the Committee is to review projects and make recommendations to Council on how the development relates to the public streetscape and spaces. In addition they comment on how the project relates to other buildings in the neighbourhood within the context of Council's established planning policies and guidelines.

3) cont'd/

The Committee appreciates the frank discussion regarding the corporate philosophy of Petro Canada and their desire to not modify the design presented at the last meeting. The apparent lack of co-operation is disappointing, particularly since the Committee, as stated in their last minutes, was not suggesting that the current design be completely revised but rather modified in some way to draw on the elements of the French Canadian and urban character of the neighbourhood.

In summary, the Committee cannot support the canopy and kiosk in its current form and would recommend that the applicants revisit the design proposed for this site.

MR. MITCHELL RETURNED TO THE MEETING.

4) (98 126257 AE) BUILDING PERMIT REVIEW OF PROPOSED EXTERIOR ALTERATION TO COMMERCIAL BUILDING UNDER CONSTRUCTION AT 405 NORTH ROAD - FIRST REVIEW

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

The Committee commented that when viewed independently, the design is quite interesting. However, as the exterior work is part of a larger project, the initial reaction is that this proposal should be consistent with the surrounding building. The Committee therefore defers consideration of this application and requests the submission of expanded elevation drawings which would demonstrate how this proposal fits within the context of the hotel complex. Photographs of this portion of the building would assist the Committee in their analysis of this proposal.



Neil Maxwell
Secretary

NM/lmc