

CITY OF PARKSVILLE
ADVISORY DESIGN PANEL

MINUTES OF MEETING

Date: April 8, 2010
Time: 2:00 pm
Place: PCTC, The Forum
Chair: R. Galdames

Members Present:

<u> X </u>	M. LaFoy	<u> X </u>	D. Firouzli
<u> X </u>	R. Galdames	<u> X </u>	L. Locke

Others:

G. Jackson, Director of Community Planning
F. Dow, David Nairne & Associates Ltd.
M. Fraser, Liberty Contract Management
N. Gray, MacDonald Gray Consultants
C. McDonald, MacDonald Gray Consultants

1. Call to Order:

The meeting was called to order at 2:05 pm by the Chair.

2. Adoption of Minutes:

Moved by R. Galdames Seconded by D. Firouzli

That the minutes of the meeting of March 11, 2010 be approved.

3. Development Permit Application (211 Alberni Highway & 160, 186 & 192 Jensen Avenue West)

Legal: Lot 21, District Lot 14, Nanoose District, Plan 5663
 Lot A, District Lot 14, Nanoose District, Plan 31670
 Lot 18, District Lot 14, Nanoose District, Plan 5663, Except Part in Plan 36492
 Lot 17, District Lot 14, Nanoose District, Plan 5663
Applicant: David Nairne & Associates Ltd.
Owner: City of Parksville
Planning File: 3060-10-04

A presentation by F. Dow described the application for a Development Permit to permit both a building expansion and site landscaping described as follows:

Project Background

- 3 bay addition to existing firehall
- Configuration is meant to give interest
- Not 'accessible' except for offices at lower front level
- Second floor open to below
- There is a partial addition to the second floor
- Two materials, timber-like siding and corrugated metal panels, durable material
- Volumes of building, detail-like canopies broken with materials
- Visual interest created with windows and lighting
- Timber and metal in canopies give a 'west coast' feel
- Signage is intended to create high profile and is located in front of corrugated metal
- Bay overhead doors will have graphics on them, such as numbers/images
- Sustainability fixtures:
 - It is an existing site renovation and adaption
 - Construction Manager will draw in local labour
 - Wood frame structure
 - Introduction of natural light into rooms

Landscape Presentation:

- Recognizes that guidelines invite 'contemporary west coast'
- Attempts to employ contemporary concepts in landscaping to tie in a wood building
- Landscaping is used to mitigate asphalt in parking area
- Use of shading plants over asphalt surface
- Use of integrated storm water approach
- Surface drain into irrigation trench
- Rain garden incorporated
- Wheel stops are located in parking so that planting area can be maximized
- Drought tolerant and fire resistant plants incorporated
- Some of the lawn/parking is grasscrete, to deal with storm run-off

Panel Discussion:

- Q. *What is unique about design to indicate Parksville?*
- A. *The materials reflect a coastal community (i.e. wood and corrugated metal are durable).*
- Q. *How do metals fit into composition and volume?*
- A. *The corrugated metal is set into wood. The new addition is more wood with metal insets and vice versa for existing building.*
- Q. *Is the site line considered pertaining to the corner?*

- A. *Yes, planting materials are lower than .5 metre in the sight triangle.*
- Q. *Will trucks park on the apron in front of bays?*
- A. *Yes, after calls while readying to go back into bays. Parking in the front of the existing building will be for visitors. There are a number of options on-site for parking of duty vehicles.*
- Q. *Will a rain garden be there?*
- A. *Yes, it is under discussion at the moment.*
- Q. *If a rain garden doesn't happen, will the plan be influenced or adjusted?*
- A. *Yes, storm approach would be adjusted.*
- Q. *How long will it take for the growth of trees to get to desired 2nd storey height.*
- A. *15 Years.*
- Q. *Is there paving in front of the new bays?*
- A. *Typically the apron is concrete.*
- Q. *What is planned for night lighting?*
- A. *There will be no light pollution – LEED standards will be followed with down-lit lighting.*
- Q. *Are you illuminating the building or the site?*
- A. *The building is not intended to be a beacon – the intention is to light the adjacent areas of the building from the building.*
- Q. *Does the City support the rain garden?*
- A. *Yes, the City is supportive.*
- Q. *Where is the roof drainage directed?*
- A. *It may be a possibility to connect to permeable surface, but may be impractical due to the size of the area required. We can take a look at roof retention.*

Q. *What signage is proposed?*

A. *It is limited to one façade and consists of one wrap around sign.*

Q. *Indicate hose tower plans?*

A. *An explanation of the current situation was provided.*

Q. *Is there a canopy for pedestrian access?*

A. *No.*

Comment. *It appears that one is needed.*

Q. *What are the materials trying to express?*

A. *The building has two volumes; the existing one is predominantly wood and metal and the new is reversed.*

Q. *What is the rationale for one bay only with wood as a feature?*

A. *It is an effort to reduce massing.*

Comment. *It appears that canopies may be out of context. You might need to review them to find a unique expression for the canopies so that they are more integrated and with rationale. You could use canopies to express new vs. old as an example.*

Q. *What Parksville building or feature influenced or was this one derived from with respect to the flat roof? Perhaps the hose tower would be an opportunity to 'pop up' and highlight the building. It appears that the building has no vocabulary indicating 'firehall' and it turns its back on the Alberni Highway. There appears to be an opportunity for a roofscape statement.*

A. *Part of the reason for a flat roof is about the proposed future provision for an additional (2nd storey) on the new building.*

Q. *Is there any exhibition area for education/history? (i.e. schools, attract new volunteers)*

A. *The existing entrance is not large enough, but there could be an opportunity within the existing space.*

Comment. *The kneebraces/canopies appear thin and fine in size when dealing with big trucks – they could have something more robust/profound/heavier. These comments are in the spirit of capturing the importance of structure to the community.*

Q. *The roofscape is very 'horizontal'. It gives opportunity to make a bolder statement – to 'pop up' (i.e. hose tower).*

Comment. *A model may have been helpful.*

Recommendation:

Moved by L. Taylor

Seconded by R. Galdames

No recommendation to Council is provided at this time. The applicant has been asked to return to the Panel with further consideration being given to the following:

1. The manner of composition and treatment of canopies (including those at all entrances);
2. Review for consistent treatment of elevations in consideration of the use of two materials;
3. Reconsideration of the expression of the fire hose tower;
4. Reconsideration in the context of a 'Gateway Building' which should be readily recognized and create an important and unusual statement to the community.

4. Adjournment:

There being no further business, the meeting adjourned at 3:45 pm.

Chair 

GAJ/dd