



DEVELOPMENT VARIANCE PERMIT AND  
DEVELOPMENT PERMIT AMENDMENT  
APPLICATIONS TO PERMIT ALTERATION  
TO THE PROPOSED FIRE HALL TOWER

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References:

Roof Plan prepared by TRK Engineering, received September 10, 2010;  
Equipment Room Details prepared by TRK Engineering, received September 10, 2010;  
North Elevation (plan) prepared by TRK Engineering, received September 10, 2010;  
South Elevations (plan) prepared by TRK Engineering, received September 10, 2010;  
Photo Sims Views (rendering) prepared by TRK Engineering, received September 10, 2010;  
Northwest Elevation (rendering) prepared by TRK Engineering, received September 10, 2010;  
Northeast elevation (rendering) prepared by TRK Engineering, received September 10, 2010;  
Southeast Elevation (rendering) prepared by TRK Engineering, received September 10, 2010;  
South Elevation (rendering) prepared by TRK Engineering, received September 10, 2010.

Background:

In order to facilitate the inclusion of a telecommunication antenna system within the Fire Hall hose tower a Development Variance Permit and Development Permit amendment are required. Enclosing the equipment within the hose tower is purely for aesthetic reasons. The maximum building height and commercial communications antenna setback require a relaxation in order to facilitate the proposal.

At the regular Council meeting held on October 18<sup>th</sup> the following resolution 10-268 was passed:

" *THAT the report from the Director of Community Planning dated October 7, 2010 entitled "Consideration of Issuing a Development Variance Permit to Permit Alteration to Proposed Fire Hall Tower - 160 Jensen Avenue West", be received; AND THAT the application for a development variance permit for the purpose of granting a Zoning Bylaw relaxation which will permit a fire hall hose tower to a height of 20 m and a reduction to the setback for commercial communications antenna from 50 m to 10 m in order to conceal telecommunications antennas and equipment within the Fire Hall addition be referred back to staff and to the Advisory Design Panel for provision of additional information regarding industry standards surrounding electromagnetic fields associated with commercial communications antenna and the functionality of the tower. CARRIED. "*

This report addresses the requested relaxations to facilitate the proposed increased height of the Fire Hall hose tower. The subject of electromagnetic field industry standards is to be presented by the Fire Chief as a separate agenda item.

At the direction of Council the revised proposal was reviewed by the Advisory Design Panel on October 28, 2010. The Advisory Design Panel recommendation to Council is as follows:

*"**THAT** Council receive and accept in principle the proposed modifications to the height of the Fire Hall hose tower presented to the Advisory Design Panel for Lot A, District Lot 14, Nanoose District, Plan EPP7534 (160 Jensen Avenue West) and that the following items be revisited by the applicant and presented to Advisory Design Panel for recommendation:*

- o The location and design of materials on the tower;*
- o The signage proposal;*
- o The simplification of the final design of the annex (equipment room); and,*
- o The exterior lighting of the tower. **CARRIED"***

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**Options:**

Council may:

1. Give notice that it is willing to consider the zoning bylaw variance request to relax the maximum height requirements from 7.5 metres to 20.0 metres and a relaxation to the commercial communications antenna setback from 50.0 metres to 10.0 metres for the Fire Hall hose tower and direct Staff to commence the statutory notification process.
2. Deny the application.

**Analysis:**

1. In order to facilitate the inclusion of space for a telecommunications antenna system in a format that is effectively screened and integrated into the Fire Hall design, a Development Variance Permit and amendment to Development Permit No. 10-04 is required.

The Advisory Design Panel has indicated general support for the increase in height to the Fire Hall hose tower but believe that further review of materials and design details is required. In order to allow timely construction of the project the Panel believes that it is appropriate that the height component be advanced for consideration with the architectural design details of the Development Permit Amendment to be referred back to the Panel for further review.

This option will authorize notification that Council is considering a Development Variance Permit to relax the maximum principle building height from 7.5 metres to 20.0 metres and a relaxation to the commercial communications antenna setback from 50.0 metres to 10.0 metres as part of a proposal intended to facilitate an increase in the Fire Hall house tower in order to accommodate telecommunications equipment and antenna systems.

Staff believe it is appropriate that notice be given that Council intends to consider the zoning bylaw variance requested for the Fire Hall hose tower.

2. As land owner Council may decide not to proceed with the amendment application and associated variances if it believes that the proposed changes to the Fire Hall addition are inappropriate or are not in the best interest of the community. This option will maintain the status-quo and keep the Fire Hall addition and renovation progressing as approved under Development Permit #10-04 without an increase in the height of the Fire Hall tower or the inclusion of an equipment room and telecommunications equipment.

**Sustainability Implications:**

A Sustainable Community Builder Checklist was submitted with the original Development Permit application that was approved by Council. The proposed design alterations appear neutral with respect to sustainability. The subject of electromagnetic field effects is presented separately by the Fire Chief.

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**Financial Implications:**

There are no financial implications associated with this application other than the cost of processing this permit including notification. Costs associated with the modification to the Fire Hall tower and the inclusion of an equipment room would form part of the negotiations with Telus.

**Recommendation:**

That the report from the Director of Community Planning dated November 1, 2010 entitled "Development Variance Permit and Development Permit Amendment Applications to Permit Alteration to the Proposed Fire Hall Tower and Inclusion of an Equipment Room on Lot A, District Lot 14, Nanoose District, Plan EPP7534 (160 Jensen Avenue West)" be received;

And That Staff commence notification based on the fact that Council intends to consider granting a Development Variance Permit to the Parksville Volunteer Fire Department for the purpose of granting a Zoning Bylaw relaxation which would facilitate a contemplated amendment to the Development Permit to permit a hose tower structure shielding an antenna system at a height of 20 metres with a reduction to the setback for commercial communications antenna system from 50 metres to 10 metres on Lot A, District Lot 14, Nanoose District, Plan EPP7534 (160 Jensen Avenue West);

And Further That the architectural design details and associated Development Permit amendment be referred to the Advisory Design Panel for further review and recommendation.



G. A. JACKSON

BR/sh  
Attachments

I:\Users\Planning\DVP\2010\10-03\Agenda\Report\_5.

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



F. MANSON, C.G.A.

**NOTES:**

1. ROOF PLAN INFORMATION GENERATED FROM DRAWINGS BY TELUS ENGINEERING INC. DATED 04/03/03 AND A SITE VISIT BY TRK ENGINEERING LTD ON 04/22/10.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDING DURING CONSTRUCTION. REPAIR ANY DAMAGE TO FIRE CONSTRUCTION CONDITIONS.
3. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.

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PLANNING  
CITY OF PARKSVILLE

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B	GENERAL REVISION	FM	SEP 02/10
A	ISSUED FOR REVIEW	FM	AUG 31/10

CLIENT:

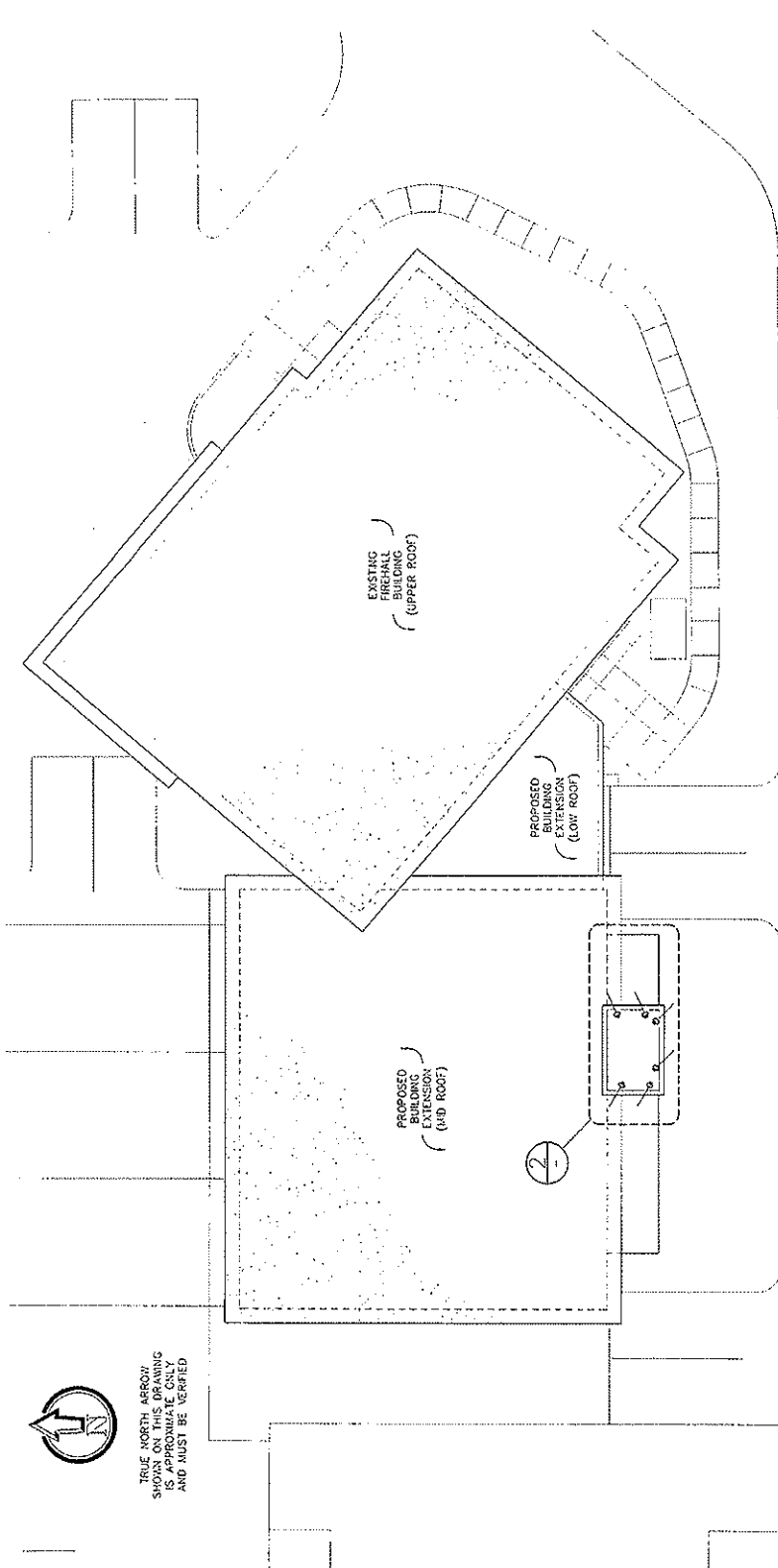
**TELUS**

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ENGINEERING  
220-17888 66TH AVE  
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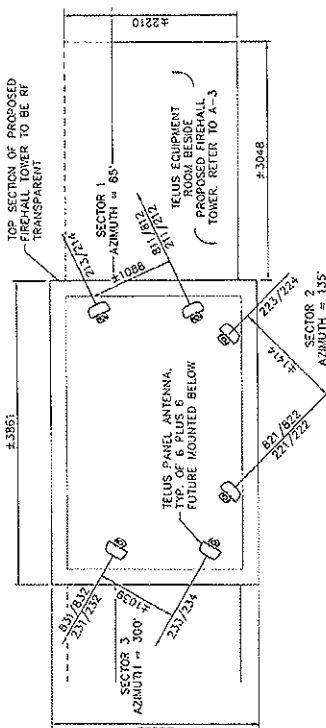
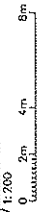
PROJECT:  
PARKSVILLE CITY CENTER  
(FCC - FIREHALL)  
160 W JENSEN AVE  
BC1202

PARKSVILLE  
BRITISH COLUMBIA  
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ROOF PLAN

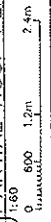
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CHECK BY: F.M.  
DRAWN BY: B.D.B.  
DATE: AUG 31/10  
CAD FILE: 1010-013A2  
PROJECT NUMBER: 1010-013



1 ROOF PLAN



2 PARTIAL ROOF PLAN



**NOTES:**

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TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED

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**TRK**  
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PROJECT:

PARKSVILLE CITY CENTER  
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DRAWING TITLE:

EQUIPMENT ROOM DETAILS

SCALE: AS NOTED

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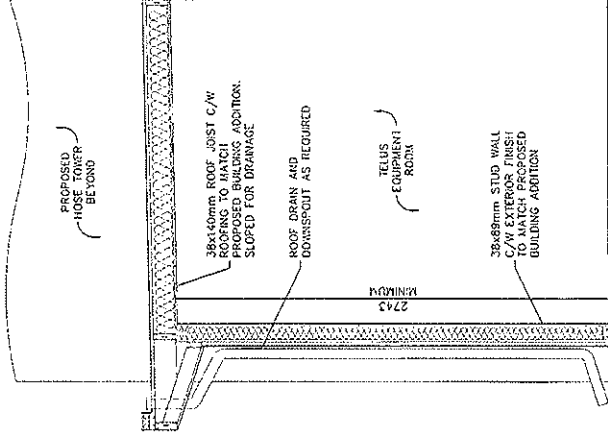
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DATE: AUG 31/10

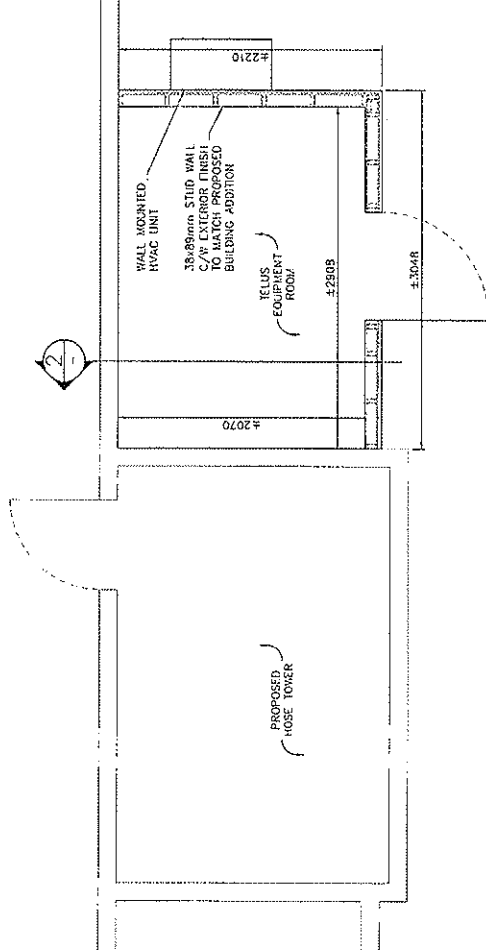
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PROJECT NUMBER: 1010-013

DRAWING NO. A-3



1 EQUIPMENT ROOM SECTION



1 EQUIPMENT ROOM PLAN

**NOTES:**

1. ELEVATION IS DIAGRAMATIC ONLY.
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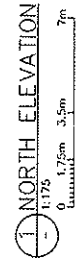
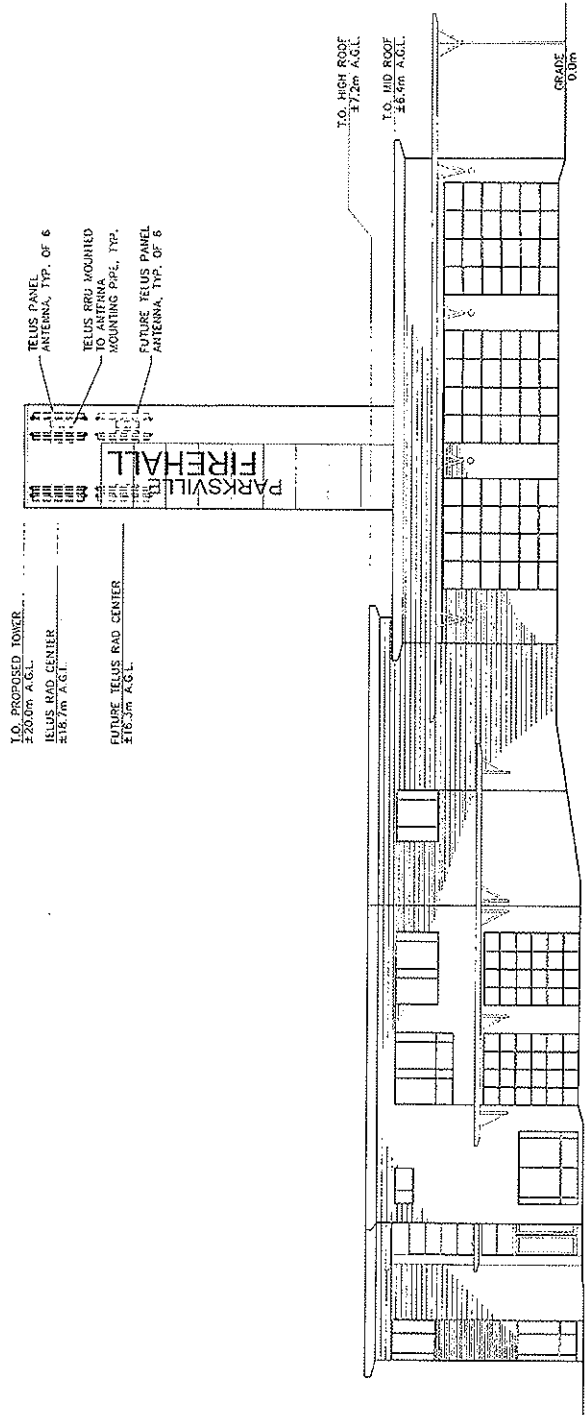
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PARKSVILLE CITY CENTER  
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BC V2S 2B2  
PARKSVILLE BRITISH COLUMBIA

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**NORTH ELEVATION**

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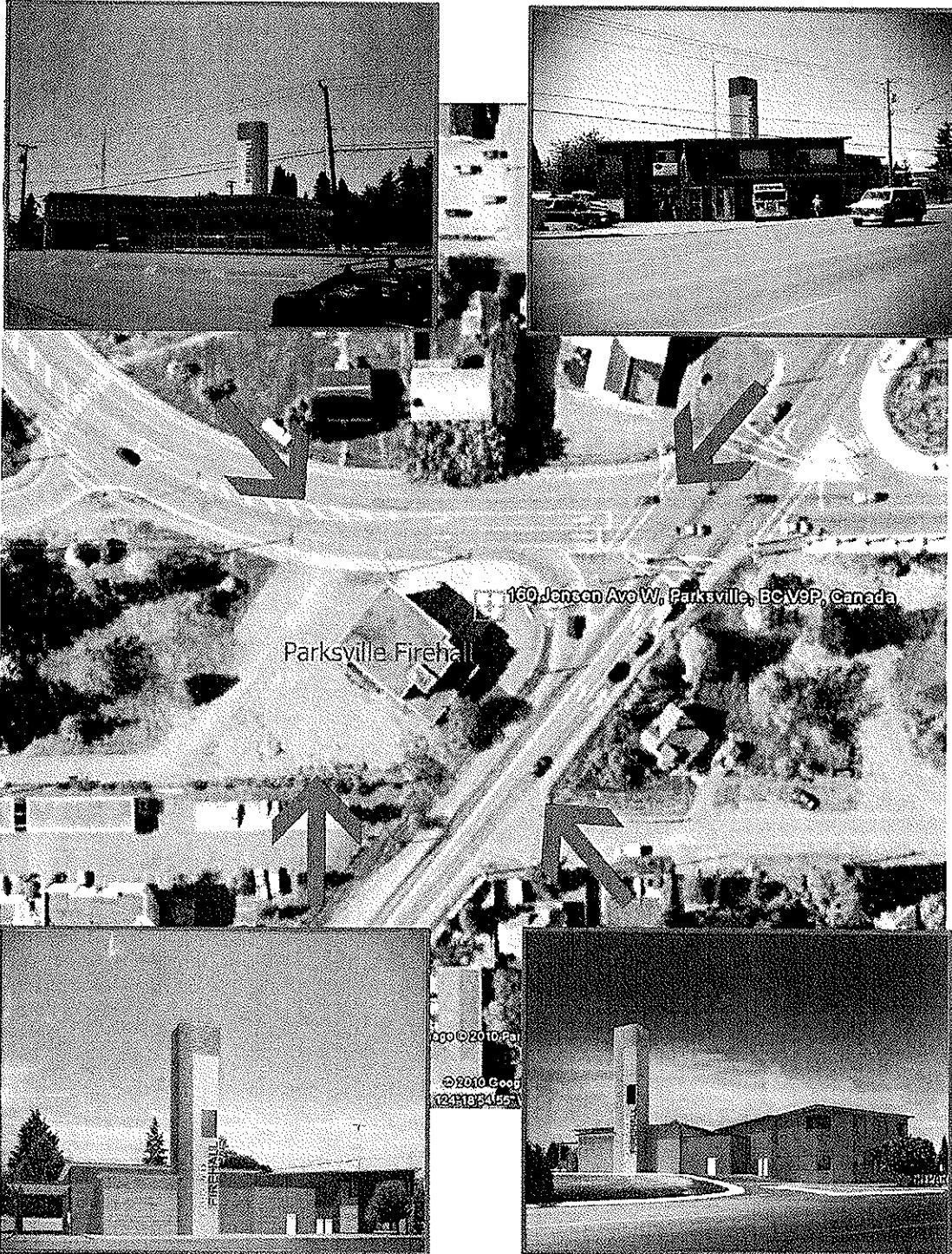


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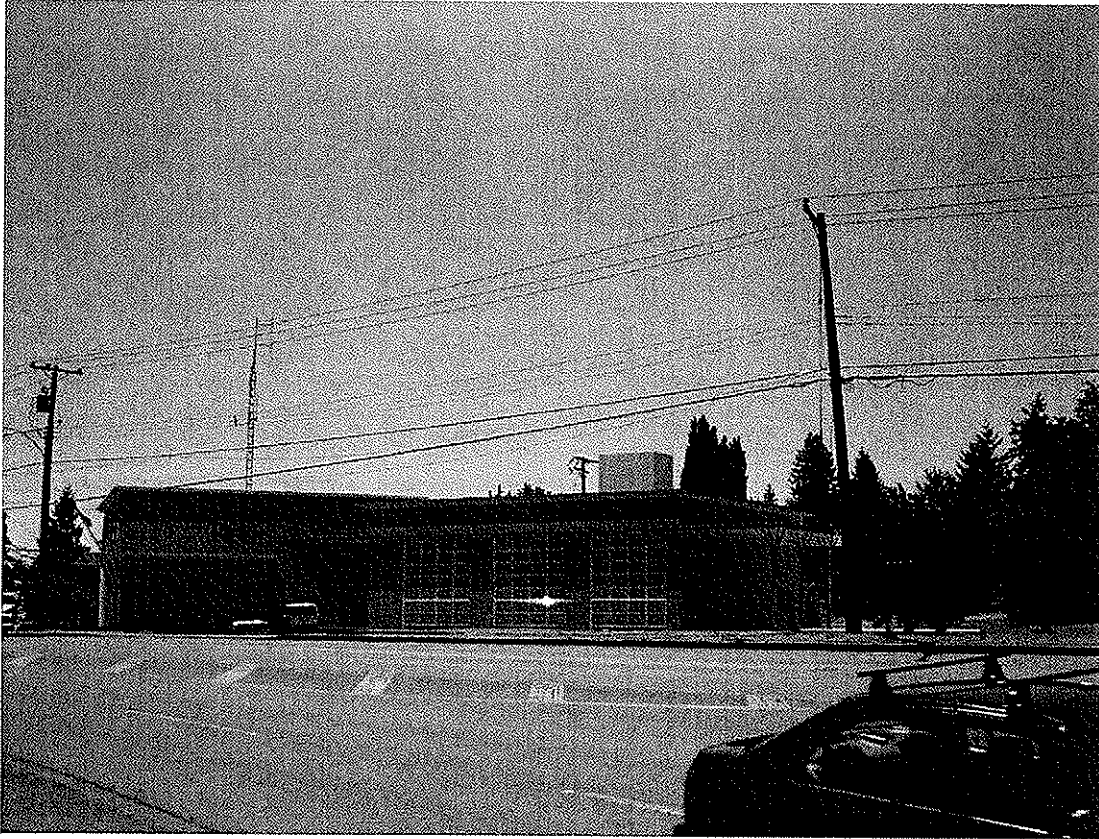
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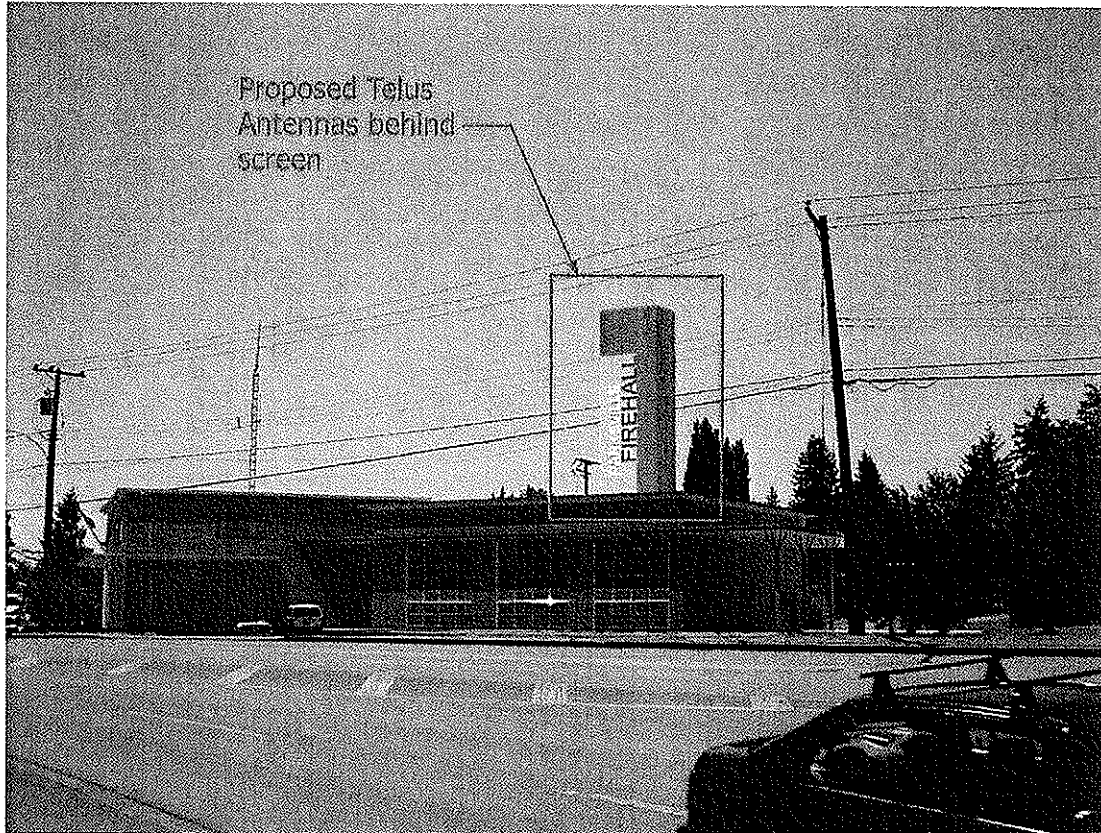


Existing

August 04, 2010



Proposed



Northwest Elevation

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Existing

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Northeast Elevation

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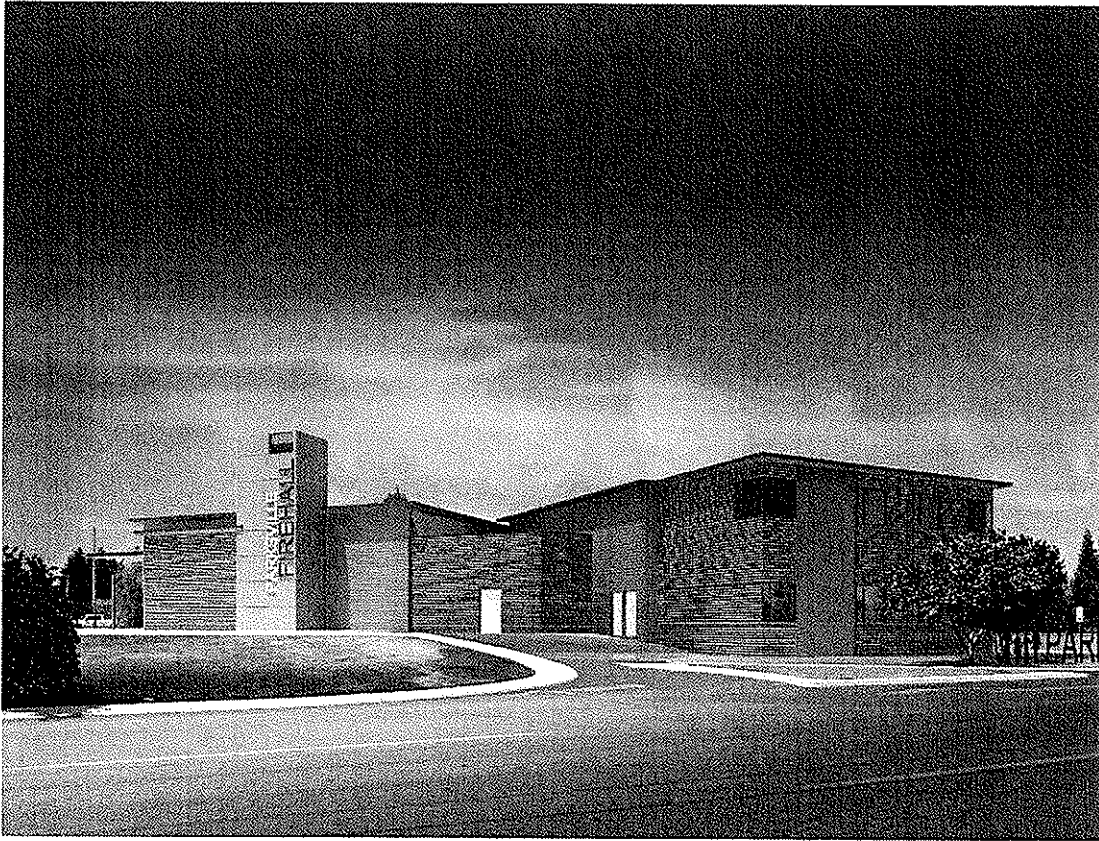
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Existing

August 19, 2010



Proposed



Southeast Elevation

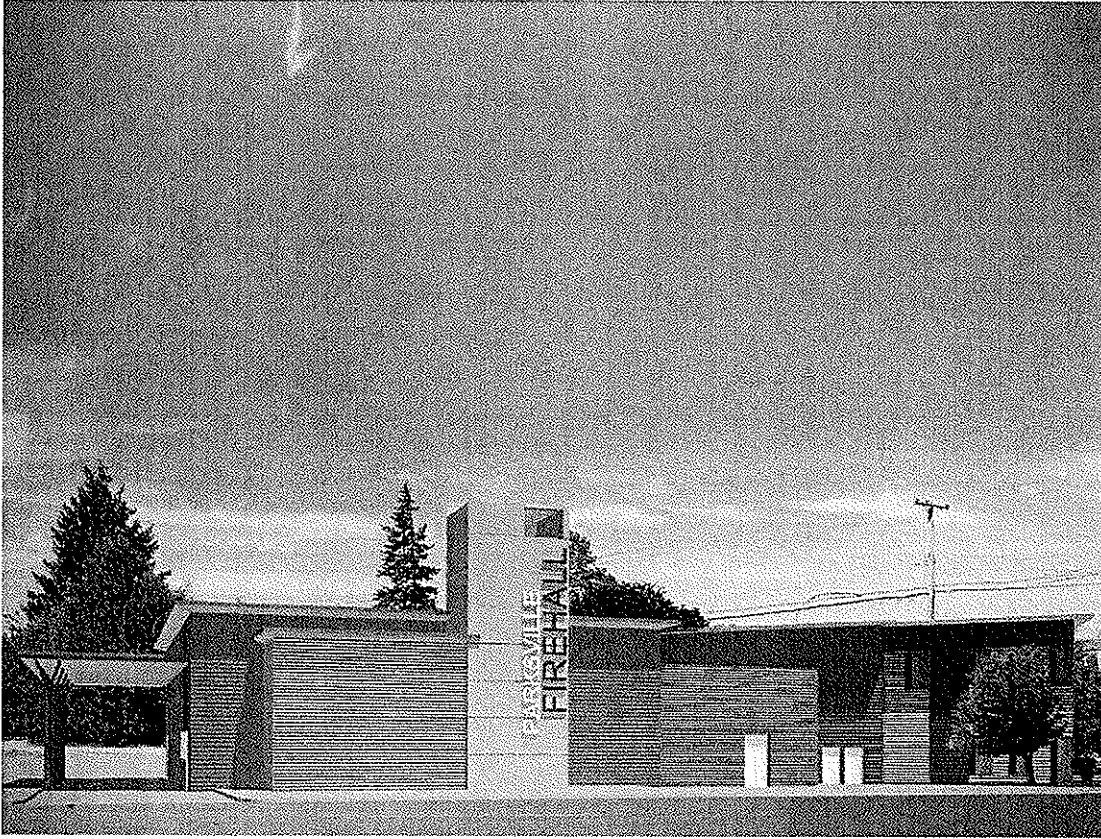
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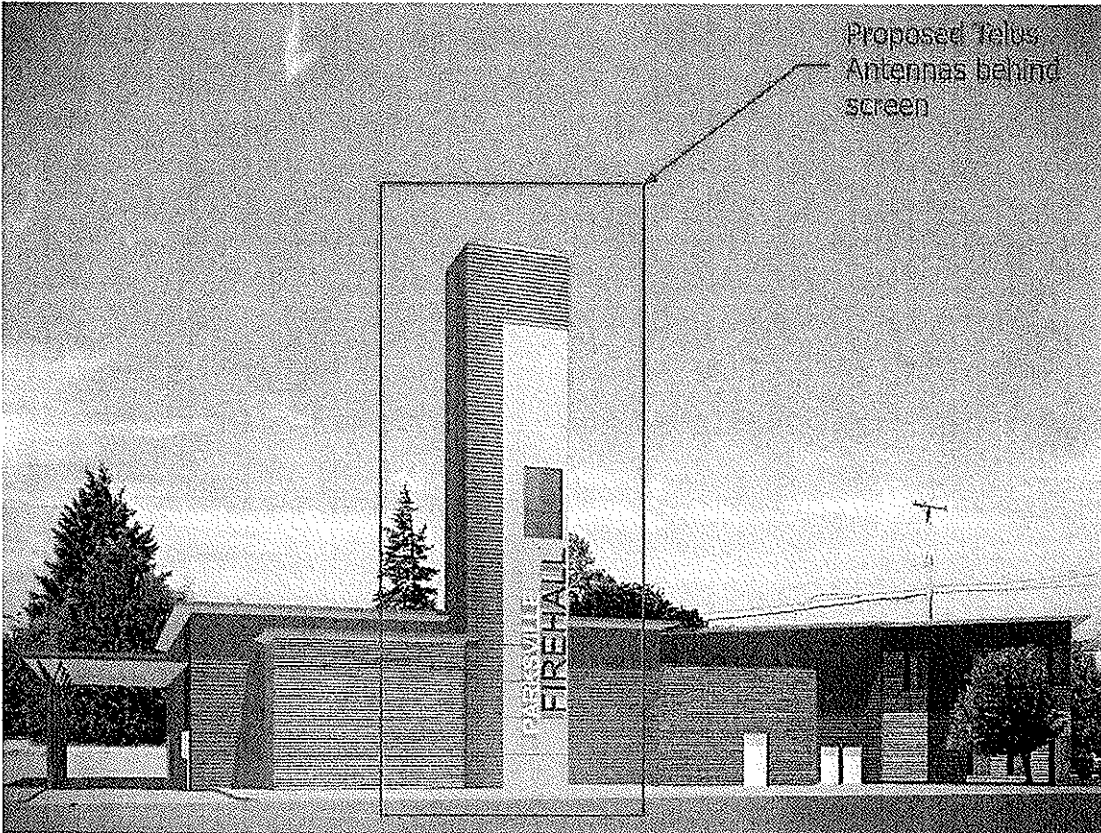


Existing

August 12, 2010



Proposed



South Elevation

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