

**CITY OF PARKSVILLE**  
**ADVISORY DESIGN PANEL**

**MINUTES OF MEETING**

**Date:** October 28, 2010  
**Time:** 2:00 pm  
**Place:** PCTC, The Forum  
**Chair:** M. Lafoy

**Members Present:**

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

**Others:**

B. Russell, Manager of Current Planning, City of Parksville  
S. Ross, Planner, City of Parksville  
D. Banks, Fire Chief, City of Parksville  
M. Fraser, Liberty Contract Management  
C. Zukiwsky, Liberty Contract Management  
T. Patterson, Councilor  
One member of the public attended

**1. Call to Order:**

The meeting was called to order at 2:12 pm by the Chair.

**2. Adoption of Minutes:**

Minutes of July 29, 2010 and September 9, 2010.

**3. Development Permit Amendment and Development Variance Permit**

**(160 Jensen Avenue West)**

Legal: Lot A, District Lot 14, Nanoose District, Plan EPP7534  
Owner: City of Parksville  
Applicant: Parksville Volunteer Fire Department  
Planning File: 3060-10-04  
DVP File: 3090-10-03

### Applicant Presentation:

- Application presented to the Advisory Design Panel (ADP) again in order that the changes in tower height from 11.0 metres to 20.0 metres be reviewed by the panel for input.
- Higher tower seen as potentially providing more of a landmark feature.
- Reason for the tower increase is in order to enclose communication antennas for both the Firehall and a cellular communications company.
- Telus requires a 20 metre height creating the need for a 9.0 metre increase in the tower. Height is required in order to achieve necessary broadcast and safety requirements.
- Hardipanel siding on the tower is proposed to be replaced with cast in place concrete for durability reasons. Hardipanel would not have withstood ladders and other equipment being leaned up against the building.
- Desire for upper tower to be camouflaged and must be radio transparent; use of plastic upper section proposed. Upper section designed to mimic look of wood and concrete. Colour combination design to compliment the overall features.
- Design change reduces costs should second floor be added in the future.
- Fire Department radio to be relocated into the tower for improved concealment and to gain better radio coverage.

### [Panel Discussion]

- Q. How solid will it look given the plastic materials?
- A. From the street there will be no noticeable difference despite materials change. It will be made to mimic the horizontal effect of the concrete planking. For wind load reasons there are actually gaps in the plastic section but from the street it will look solid.
- Q. Has the view corridor been looked at? Will it impact the condominium to the south?
- A. Due to small proportions of two metre X three metre, obstruction of view will be very slight. Will not impact water views at all.
- Q. What are the health issues?
- A. It is required to meet or exceed both Health Canada safety code six and BC Work safe requirements?
- Q. Is the tower concrete the whole way up?
- A. Hose tower will be primarily concrete with a finished horizontal wooden siding look. The top will be plastic which is made to look like wooden plank siding.
- Q. What safety standards does it have to meet?
- A. It has to meet Federal safety code 6 and Worksafe BC requirements.

Q. How far does the concrete go up?

A. The tower will be mostly concrete but the finish will have limited concrete due to texturing of the finish made to look like wood plank.

Q. How will the tower improve call quality?

A. Don't know how it will affect call quality but it will improve data in Parksville.

Q. How will the concrete be finished?

A. It will have a matte finish.

Comment: It does not matter how much you try to match materials, they will age differently. Should consider a design for the three different materials.

Q. Could the concrete material be carried higher up?

A. Wind loads become too big an issue and would require extensive foundation work; hence the lighter materials.

Q. Could the materials be brought further down?

A. Structural steel of the tower will be hidden.

Comment: Will have two different colours.

A. Eleven metre height cast in place keeping a low centre of gravity main constraint.

Comment: Second floor will cover wording on tower. Height of tower will be nice; some interesting lighting at night could also be incorporated to make it interesting. Could look at lighting.

Q. Could hardie plank be used higher up on the tower?

A. The fire fighters will be repelling down the tower and will be hard on the materials.

Comment: Concrete marks too.

A. Due to cost and durability the hardie panel is not robust enough in this instance. We have 13 years of building fire halls and from experience, cast in place wears the best. I am a builder, not an architect. At higher elevations solid cladding creates too high a wind load with the current foundation.

Comments: The materials chosen also interfere with radio equipment the least.

Q. What about a solid cladding base but with a consistent mesh?

A. Mesh effects the radio equipment and impacts reception. Telus requires fibre reinforced plastic (FRP) material and this is what they keep coming back with.

Comment: It would appear to be able to be made pleasing with the two materials.

Q. What is the door on the tower for?

A. The door is to allow for repelling exercises and for maintenance.

Q. Concern how the sign will look given the materials shown.

A. Sign material and design has not been finalized.

Comment: Lighting at night important for a landmark.

Mixing of material won't age well, cast concrete and fibre-reinforced plastic will even look different when wet.

Q. Where is the equipment room?

A. It is a small room at the back and base of the tower.

Comment: While it is desirable to light the landmark aspect of the tower, careful consideration should be given with respect to the neighbours and dark skies principles. Light spill onto adjacent property should be eliminated.

Comment: Apartment stood 40 feet at four storeys. Moving visually from the apartment to the tower drops about four to five feet. Tower with second floor added will appear to be about half as tall as with the current single floor configurations. Keep the colour the same. Issue with cladding and the use of fake materials and their long-term maintenance implications. The two materials could be textured differently so that they appear complementary to each other. Signage is a concern with the horizontal and vertical styles in juxtaposition.

[Blaine Russell]: Signage will be addressed separately in the future.

Q. Does it need to be this height or could it be a little shorter?

A. Could lower marginally; have raised issue with Telus but they have 20 metres in their minds in order to meet radio needs. We are not able to get it to be substantially lower.

Comment: Concerned with the use of different materials that are trying to appear to be the same.

A. With cast in place concrete you can place a ladder against it and it won't get damaged.

Q. Could you not use some type for FRP lower down so that the materials match?

A. In our experience, fire fighters beat the tower to shreds. On another fire hall hardie plank was used to save money and is now being replaced. FRP is even less robust in this instance.

Q. Was a brim around roof of the tower considered?

A. Did not look at brim. In this case it may add a lot of weight to the fibre reinforced plastic. It's a tough material but not great at load capacity.

Q. Is the planking effect in the tower spaced?

A. Yes, there are gaps between the planking effect on the fibre reinforced plastic to reduce wind load, but from the street it will not be visible and will look like a solid wall.

Comment: Light tower on the inside?

- A. Would have to look at dark skies and how it would permit lighting as it could be costly to install.

Comment: Would not want to see exposed antennas; prefer them covered.

**Recommendation:**

**THAT** Council should accept the design proposal based on drawings and presented to the Advisory Design Panel for Lot A, District Lot 14, Nanoose District, Plan EPP7534 (160 Jensen Avenue West) subject to the following:

1. Accepting of proposed height increase.
2. Revisit material locations on the tower suggested.
3. Simplification of number of materials types used suggested.
4. Would like to see sign proposal revisited and presented to the panel in the future.
5. Lighting of landmark and night to be considered in a form that is dark sky friendly and considerate of neighbours. **CARRIED**

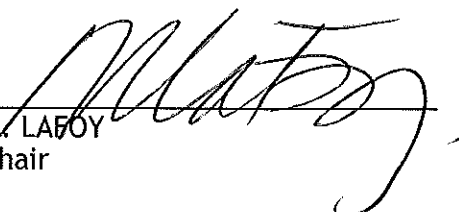
5. **New Business:**

None.

6. **Adjournment:**

Moved by L. Taylor, Seconded by R. Galdames

There being no further business, the meeting adjourned at 3:36 pm.

  
M. LAFOY  
Chair

BR/dy