

ITEM 10  
MANAGER'S REPORT NO. 84  
COUNCIL MEETING Nov. 13/73

10. Re: Letter Dated October 19, 1973 from Mr. A. Dayton,  
5689 Byrne Road, Burnaby 1, B. C.  
Underground Wiring - 5689 Byrne Road  
Preliminary Plan Approval #1805

Appearing on the Agenda for the November 13, 1973 meeting of Council is a letter from Mr. A. Dayton regarding electrical services to a new building at 5689 Byrne Road.

RECOMMENDATION:

THAT Council uphold the original requirement under Preliminary Plan Approval for the provision of underground electrical service to the subject development.

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PLANNING DEPARTMENT  
NOVEMBER 8, 1973

MR. M. J. SHELLEY,  
MUNICIPAL MANAGER.

Dear Sir:

RE: UNDERGROUND WIRING - 5689 BYRNE ROAD  
PRELIMINARY PLAN APPROVAL #1805

In a letter dated 19 October, 1973, addressed to the Mayor and Council, Mr. A. Dayton, President of Dayton Towing and Storage Limited located at the captioned address, has requested Council's permission to provide an overhead, rather than underground, electrical service to the new building on the subject site. The following report on this matter is submitted as requested for Council's information and consideration.

On 5 July, 1972, the Planning Department issued Preliminary Plan Approval for the construction of a new office/shop building on the subject site to be utilized by the owner in his towing and storage business; this approval was based on submitted drawings and was granted with the condition attached that electrical service to the new structure be provided underground. Notation to this effect was placed on the approved plans. This was felt to be consistent with Council's adopted policy that all new development be serviced with underground wiring connections.

As Council knows, development in the Big Bend Area, over the past years, has progressed in somewhat less than desirable form. In an attempt to upgrade the standards in this area zoning amendments have been effected and tighter controls exercised in the handling of new proposals since 1971. Combined with these controls, Council, in its desire to achieve the highest possible standards, in this area as well as all other areas of the Corporation, also adopted a blanket policy requiring the provision of underground electrical services to new buildings. The effect of this policy on the Big Bend area was especially favourable as most of the land was still undeveloped and would thus allow the elimination of unsightly overhead wiring, pole lines and transformers on new streets and a reduction and eventual elimination of the same objectionable items from existing, partially developed areas. To allow the subject property to be serviced with overhead wiring,

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therefore, would in the Department's opinion, be detrimental to the improved standards currently being achieved under the tighter zoning and development controls effected over the past two to three years.


In specific comment on the points raised by Mr. Dayton in his letter, the Department would concur that a Building Permit for the project was issued on March 22, 1973. This permit, however, was a general permit for the construction of the building only, and was based on the approved Preliminary Plan Approval and its conditions as noted but did not include specific approval for the electrical service to the building. Approval of this aspect of a development is subject to the issuance of a separate "Electrical Permit". No such approval has been either applied for or granted to date. Inasmuch as the bylaw requirement for underground electrical connections (replacing the earlier "policy") became effective July 16, 1973, an Electrical Permit can now be issued only on the basis of underground electrical service. As noted above this condition is wholly consistent with the terms of the original development permit.

RECOMMENDATION:

In view of the foregoing, the Department would recommend that Council uphold the original requirement under Preliminary Plan Approval for the provision of underground electrical service to the subject development.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
KAF:bp