

ITEM 7  
MANAGER'S REPORT NO. 27  
COUNCIL MEETING May 14/73

7. Re: Letter dated May 4, 1973 from Mr. W.C. Hughes  
Western Sleep Products Limited, 2421 Alpha Avenue  
Electrical Service
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Appearing on the Agenda for the May 14, 1973 Council meeting is a copy of a letter dated May 4, 1973 from Mr. W.C. Hughes appealing the Council policy of underground electrical service to new development.

Through a misunderstanding we now discover that he is not talking of a plant expansion but merely changing his service to his existing plant so, as can be seen from the following report from the Planning Director dated May 10, 1973, the policy really does not apply.

RECOMMENDATION:

THAT the proposed conversion be treated as a routine change of service and authority be granted accordingly.

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PLANNING DEPARTMENT  
10 MAY, 1973

SUBJECT: ELECTRICAL SERVICE - 2421 ALPHA AVENUE  
(WESTERN SLEEP PRODUCTS LTD.)

In a letter dated May 4, 1973, addressed to the Mayor and Council, Mr. W.C. Hughes of Western Sleep Products Limited, located at 2421 Alpha Avenue, has requested Council's relief from a Planning Department requirement that a proposed new electrical service to the factory located on the subject site be provided underground. The following report pertaining to this matter, is therefore presented as requested, for Council's information.

During early February 1973 an application for Preliminary Plan Approval was received by the Planning Department from an agent of the owners of the captioned property, involving a proposal to expand the existing factory premises. After a review of the submitted plans was completed, it was concluded that the size of the proposed addition could not be approved as it would increase the total ratio of building area to site area beyond the maximum percentage allowed by the Zoning By-law. This information was relayed to the applicant, and he was advised that the proposed addition would have to be reduced in size before development permits could be issued. At the same time the Department also advised the applicant that because the addition constituted a new development, any new electrical service coming directly from the street would have to be provided underground. This was felt to be consistent with Council's adopted policy that all new developments be serviced with underground wiring connections.

To date, the PPA application for the proposed factory expansion remains outstanding, awaiting the submission of revised drawings showing a reduced floor area or a formal request for withdrawal and cancellation.

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When the Department was recently approached by the owners' Electrical Contractor seeking permission to provide a new pole and overhead electrical service to the factory, no mention was made that the service would be provided to the existing building rather than to the proposed addition. Consequently, it was assumed that because the previous PPA application was still active, the new electrical service would be to the new addition. As a result, the stipulation was again made that the wiring connection be provided underground.

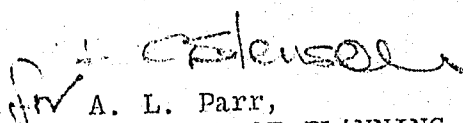
Upon receiving a copy of Mr. Hughes' letter of 4 May, 1973, the Department contacted his office for further clarification of the current electrical servicing proposal, and was advised that in fact, the proposed building addition had been dropped for the immediate future and the new electrical service was only required to accommodate expansion within the existing premises.

We are advised that the applicant will be withdrawing the Preliminary Plan Approval application directly.

In the light of this recent clarification, it is apparent that the underground wiring policy which has heretofore been applied to new development (including significant building additions necessitating modification to existing electrical service) would not be applicable in this case.

Under the circumstances, it can only be recommended that the proposed conversion be treated as a routine change of service, and authority be granted to do the work accordingly.

KAF:ea

  
A. L. Parr,  
DIRECTOR OF PLANNING