

14. Re: Letter dated May 1, 1973 from Mr. Donald M. Manning
Electrical Service to Industrial Development -
Merritt and Beresford Street
Lots 1 and 2, Block 14, D. L. 97, Plan 34074
(Item 5, Report No. 23, July 4, 1972)

Appearing on the Agenda for the May 14, 1973 meeting of Council is a letter from Mr. Donald M. Manning, 3647 Sunnycrest Drive, North Vancouver, B. C., Architect for the subject new industrial development, appealing a decision of the Planning Director that his client provide an underground, rather than overhead, electrical service to the building being constructed at the above-noted site.

For information of Council members not in office during 1972, your Municipal Manager presented the above-noted report (copy attached) regarding underground wiring. Council adopted the recommendation provided with the report at its meeting of July 4, 1972.

Following is the report of the Planning Director dated May 10, 1973 regarding the appeal of Mr. Donald M. Manning.

RECOMMENDATION:

THAT Council uphold the decision of the Planning Director that the requirement for underground electrical service, rather than overhead, be a condition of the subject development; and

THAT Mr. Donald M. Manning be provided with a copy of this report.

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SUBJECT: ELECTRICAL SERVICE TO INDUSTRIAL DEVELOPMENT
- MERRITT AND BERESFORD STREET
LOTS 1 & 2, BLOCK 14, D.L. 97, PLAN 34074

In a letter dated May 7, 1973, addressed to the Mayor and Council, Mr. D.M. Manning, Architect for the subject new industrial development on the northeast corner of Beresford Street and Merritt Avenue, has requested Council's permission to allow his client an overhead, rather than underground, electrical service to the new building being constructed at this site. The following report is therefore submitted, as requested for Council's information and consideration.

Over the past few months, the Planning Department has been dealing with the owner and the owner's architect on a development application involving a proposed industrial building to be constructed on the captioned property. (see attached Sketch). On March 23, 1973, Preliminary Plan Approval was granted for this development, based on the submitted plans with the condition attached that electrical servicing to the new structure would have to be provided underground. This was felt to be consistent with Council's adopted policy that all new development be serviced with underground wiring connections.

Dealing more specifically with the stipulation in this case that the electrical connection be provided underground, the Department would advise that the pole line from which the service is to be provided, is located along the east frontage of Merritt Avenue. The individual pole from which the new connection is stated to be provided, is sited at the intersection of the lane and the street. (see attached Sketch 1). Although this is in fact towards the rear of the building as the building is sited to front on Beresford Street, the

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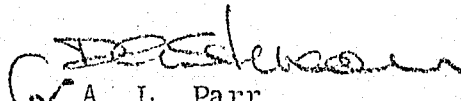
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electrical wiring, if constructed overhead as proposed, would be readily visible from Merritt Avenue and would in essence, have the same appearance as a service provided to any new building on the same street located on an interior lot. Resultantly, the Department's requirement for undergrounding of the electrical service to the proposed new building was felt to be fully justified and consistent with Council's established policy.

In light of this, we would recommend that the requirement for underground electrical service rather than overhead, be retained as a condition of this new development.

Respectfully submitted,


A. L. Parr
DIRECTOR OF PLANNING

KAF:ea
Attchmt.

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5. Re: Underground Wiring

Council has two existing policies covering underground wiring in the Municipality of Burnaby.

One requires that no power poles are to be erected on newly dedicated streets created by subdivision, and the other requires all new developments to be serviced by underground wiring connections.

These two policies result in a considerable reduction in unsightly overhead wires and poles on streets, but they do not cover the situation of already dedicated but unconstructed streets.

At present, when already dedicated streets are constructed and development takes place, power is provided by new overhead wires and new poles on the street. Without a new policy, for example, newly constructed Winston Street, which has stretches of areas with no overhead wires, will gradually become festooned with the extension of wires and poles to service new industrial development.

The Director of Planning believes it is time that Burnaby adopted a policy of prohibiting the further erection of poles and wires on all streets within the Municipality, leaving B.C. Hydro with the option of providing poles in lanes or easements or preferably providing underground electrical power.

Such a policy would set the stage for realistic discussions with B.C. Hydro, B.C. Telephone and Cablevision on possible cost sharing; and on possible use of Provincial funds to commence a continuous program of removal of overhead wires from our public streets.

RECOMMENDATION:

THAT Council endorse in principle a policy of prohibiting the future erection of all overhead wires and poles on public streets, direct staff to discuss with B.C. Hydro, B.C. Telephone and Cablevision the implementation of such a policy and request the Planning Department to prepare a detailed report on this matter.

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