

ITEM 48

MANAGER'S REPORT NO. 43

COUNCIL MEETING June 10/74

Re: Letter dated May 21, 1974 from Mr. G. Elgert
Luxor Auto Wreckers, 5583 Kingsway, Burnaby
Underground Electrical and Telephone Services
6039 Trapp Road

Appearing on the Agenda for the June 10, 1974 Council meeting is a letter dated May 21, 1974 from Mr. G. Elgert, Luxor Auto Wreckers, asking that his Company not be required to place underground their new electrical and telephone services at 6039 Trapp Road.

The following is the report of the Director of Planning in this connection, dated June 6, 1974.

The Municipal Manager concurs in the contents of the report.

RECOMMENDATION:

THAT the provision of the Burnaby Electrical Connection Regulation By-law 1973 be upheld; and

THAT underground electrical and telephone services continue to be a condition of Preliminary Plan Approval for development at 6039 Trapp Road.

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PLANNING DEPARTMENT
JUNE 6, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
SUBJECT: LUXOR AUTO WRECKERS
UNDERGROUND SERVICING - 6039 TRAPP ROAD

Appearing on the agenda for the June 10 meeting of Council is a request from Mr. Grant Elgert, Luxor Auto Wreckers, for exemption from the requirement for underground electrical servicing at his company's proposed new location at 6039 Trapp Road. (see attached)

Council members will recall that this development proposal was recently considered by Council in conjunction with Preliminary Plan Approval #2545, as the property lies within the Big Bend Area, and that certain requirements for preventing pollution from oil and grease drippings from vehicles stored or being dismantled on the site were enunciated at that time.

The present request involves exemption from the standard condition of underground electrical service connections for new development within the Municipality. The undergrounding of electrical and communications wiring to developments is a specific requirement of the Burnaby Underground Electrical Connection Regulation Bylaw 1973, and adherence to this requirement has been made a condition of the Preliminary Plan Approval in the normal way.

Mr. Elgert in his letter has observed that the area is presently characterized by low calibre development and that overhead wiring exists throughout the area. The improvement of the quality of industrial development and the environment in general in the Big Bend Area has been a major concern of Council in recent years, and implementation of the Big Bend Development Concept, adopted by Council in 1972 to secure these goals, is proceeding, resulting in a progressive upgrading of conditions. To authorize a lower standard of development as a reflection of past poor conditions would contradict the Municipality's intentions to improve the situation, and would undermine efforts to achieve these improvements both at the immediate location and in similar circumstances throughout the Municipality as well.

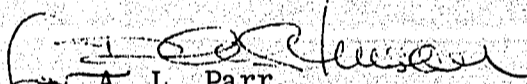
Moreover, it is a fact that overhead distribution wiring predominates in most areas of the Municipality in this present day; in adopting the Underground Electrical Connection Regulation Bylaw, the Council moved to make a first tangible, positive step toward the eventual elimination of unsightly overhead poles and wires in this Municipality. It is felt that only by uniform and consistent application of the Bylaw can a fair and equitable means of achieving this objective be assured for all citizens.

With regard to the further points brought out by Mr. Elgert in connection with other site development requirements, it should be stated that the filling of land and securing of adequate drainage, and the provision of a septic tank disposal field are normal development considerations in making a site such as this suitable for use, building and human occupancy. The other matters relating to yard paving and the provisions for collection and removal of oil products are specific requirements of Council in this PPA and are pollution prevention measures.

Council in the past has been presented with similar requests for special exemption from the conditions of the Bylaw, but has to date consistently upheld the application of its requirements to all development within the Municipality. It will be recalled that a request reflecting similar circumstances for an auto storage yard development at 5689 Byrne Road in the Big Bend Area was considered in November, 1973, and the Council determined at that time to not grant any special exemption, but to require full compliance with the Bylaw.

Recommendation

In view of the foregoing, it is recommended that Council determine to uphold the provisions of the Burnaby Electrical Connection Regulation Bylaw 1973 and its application as a condition of Preliminary Plan Approval for development of the subject property.


A. L. Parr,
DIRECTOR OF PLANNING.


DGS:cm
Attach.

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