

ITEM	12
MANAGER'S REPORT NO.	86
COUNCIL MEETING	Dec. 19/77

Re: LETTER FROM LAKE CITY INDUSTRIAL LTD.
1055 WEST HASTINGS, VANCOUVER
REQUEST FOR EXEMPTION FROM THE REQUIREMENTS
OF THE UNDERGROUND WIRING BYLAW

Appearing on the agenda for the December 19, 1977 meeting of Council is a request from Mr. R. J. Dick for an exemption from the Burnaby Electrical Connection Regulation Bylaw. Following is a report from the Director of Planning on this matter. A report from the Chief Building Inspector is attached.

RECOMMENDATIONS:

1. THAT the Burnaby Electrical Connection Regulation Bylaw be upheld; and
2. THAT extension of the temporary overhead service for a period of 90 days commencing December 19, 1977 be granted, to allow time for the construction of the underground installation; and
3. THAT Lake City Industrial Corporation Limited be provided with a copy of this report and informed of its obligation to comply with the provisions of the Bylaw within the period allowed in order to avoid legal action to enforce the Bylaw.

* * * * *

PLANNING DEPARTMENT
DECEMBER 14, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REQUEST FROM LAKE CITY INDUSTRIAL CORPORATION FOR
EXEMPTION FROM THE REQUIREMENTS OF THE UNDERGROUND
WIRING BYLAW - 3121 PRODUCTION WAY

BACKGROUND:

At the Council meeting of September 19, 1977 a delegation in the person of Mr. R.J. Dick, Treasurer, Lake City Industrial Corporation Limited was heard, in connection with the required underground electrical service for the warehouse building at 3121 Production Way, which was recently expanded under Preliminary Plan Approval number 3812.

Mr. Dick at that time requested exemption from the requirement to install the building's electrical service underground, due to their concern about placement of the transformer kiosk within the development's shipping area.

Arising out of that appearance, the Council at that time requested:

- "1. THAT the Planning Department familiarize itself with the situation at 3121 Production Way with a view to suggesting possible solutions to the problems currently being encountered.
2. THAT a detailed site plan of the site in question showing the proposed location of the kiosk relative to the structure's location thereon and also to the shipping and receiving areas.
3. THAT a statement be obtained from a senior official of the British Columbia Hydro and Power Authority, Engineering Department confirming the requirements for locating the kiosk in its proposed position."

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On September 26 the Municipal Manager advised Council that the Chief Building Inspector had prepared a report, and that the Planner was in the process of preparing one, to be submitted at a later date.

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In carrying out Council's direction, Planning Department staff have studied the situation with the assistance of the Chief Building Inspector, and meetings including Planning Department staff along with the Electrical Inspector and Chief Building Inspector were held September 28, 1977 with senior officials of B.C. Hydro and on October 31, 1977 with a representative of Consumer's Glass (a tenant in the building) and Mr. Dick.

B.C. Hydro confirmed its position with respect to its requirements for location of a Hydro-owned kiosk on the site as well as the alternatives available to the customer in the form of a customer-owned vault or substation, either within the building or at the customer's preferred outside location, in a September 30 letter from D.W. Heritage, Commercial Advisory Representative, on behalf of Mr. E.A. Roberts, Area Distribution Engineer (see attached).

At the subsequent meeting with Mr. Dick and the Consumer's Glass representative, the available alternatives were discussed, the size and location specified by Hydro for a Hydro-owned kiosk was clarified, and the reasons for Lake City Industrial's concerns were explored. At the conclusion, Mr. Dick was to arrange a meeting between himself, his electrical contractor, Hydro, and Burnaby representatives to seek technical advice and reach a conclusion.

As B.C. Hydro considered that their position had been previously made clear and that a further discussion could accomplish nothing further, Mr. Dick did not convene a further meeting, but rather wrote to the Planning Department on November 25 (see attached) giving his Company's response to the previous meeting.

However, the situation is now quite clear, and the Chief Building Inspector and Director of Planning have obtained sufficient information on the subject to report back to the Council, with the recommendations which follow. The comments of the Chief Building Inspector on Mr. Dick's letter are attached, dated December 5, 1977.

DISCUSSION

1. The basis of Lake City Industrial's objection to the kiosk location specified by Hydro for a Hydro-owned installation is a concern about interference with access and manoeuvring to its loading doors.

As will be clearly seen from the attached site sketches, showing the proposed location of the kiosk relative to the structure and to the shipping and receiving doors, the location proposed by Hydro does not in fact interfere with access to the loading areas. It is very evident, however, that the presence of other trucks (the 30 foot standard truck and tracking pattern is shown on the sketches) at adjacent loading bays will create difficulty in obtaining access to Dock #1, whether there were a transformer pad in the area or not.

The kiosk with its protecting stanchions fit within a 9 foot by 9 foot square as shown on the drawing, and would be tucked neatly between loading bays, and would not itself produce any manoeuvring problems or unusual hazard for such a warehouse trucking yard. (As noted by the Chief Building Inspector, the dimensions indicated by Mr. Dick in his initial submission were incorrect; B.C. Hydro had earlier advised Lake City Industrial Corp. of the actual, smaller dimensions.)

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2. B.C. Hydro has made it very clear that the use of a Hydro-owned transformer kiosk located to their specifications on private property is only one of the acceptable ways of providing underground service to the building. The customer could as alternatives provide his own transforming facilities on the site, either within or outside the building, at his preferred location (subject to Code requirements) rather than paying Hydro for the installation of a Hydro-owned kiosk.

The advantage to the customer of using a Hydro-owned installation is reduced cost (estimated at \$19,000, compared with an estimated \$26,300 for a customer-owned outdoor kiosk). However, Hydro has the right to stipulate a location acceptable to itself if it is to supply and own the installation.

3. The reasons for Hydro's insistence on the location shown if it is to own the facility are compliance with Codes, and minimizing line drop in the secondary connections to the customer's main switch in the electrical room. If Hydro owns the transforming equipment, it is expected to assure adequate voltage at the main switch, it does not wish to be responsible for a greater line drop than is necessary between the kiosk and the main switch.

However, as the Chief Building Inspector has noted in his memo of December 5, Lake City Industrial Corp. could compensate for calculated line drop if it chose to install its own transformers at a location on the site clear of the trucking area, by having an electrical engineer or competent contractor check the voltage drop and installing the required size of conductors.

4. Lake City Industrial Corporation has known since the outset of its planning the warehouse expansion of the requirement to provide underground services. It has had ample time since project approval in October 1976 to resolve its differences with B.C. Hydro and to choose the type of service that best suited its needs. As the Chief Building Inspector has pointed out in his earlier report to the Municipal Manager (under date September 15, 1977, attached), resolution of the technical restraints has not proceeded with dispatch, and the company does not seem to have taken steps to select the system type that best suits its needs within the time allowance for the temporary overhead service connection, which, after being granted extension, expired on September 15, 1977.

CONCLUSIONS

It is apparent from the information obtained that although Lake City Industrial Corporation and its electrical contractor knew at a very early date of the requirements of the underground wiring connection, that they have deliberately avoided choosing a solution from the alternatives available that best suits their requirements on the site, and have sought to obtain special exemption from the normal servicing standards of this Municipality rather than resolving their differences with the utility company.

The location specified by B.C. Hydro for location of a Hydro-owned kiosk clearly does not produce any unusual impediment in proper manoeuvring or use of the existing loading doors, and the size of the installation had been previously exaggerated. However, should this location still be undesirable from the customer's point of view, numerous practical and reasonable alternatives exist, such as the installation of a customer-owned transformer of the same size and type at a location acceptable to the customer, with adequately sized secondary conductors to take into account the distance he chooses to locate from the main switch.

In summary, the customer's objections do not appear to be well-founded or reasonable, but should he choose to hold to them, it is his responsibility to select one of the viable alternatives and complete the work without further delay.

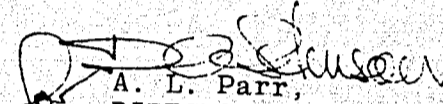
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RECOMMENDATIONS

It is recommended THAT

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1. the Burnaby Electrical Connection Regulation Bylaw be upheld,
2. extension of the temporary overhead service for a period of 90 days commencing December 19, 1977 be granted, to allow time for the construction of the underground installation, and
3. Lake City Industrial Corporation Limited be provided with a copy of this report and informed of its obligation to comply with the provisions of the Bylaw within the period allowed in order to avoid legal action to enforce the Bylaw.


A. L. Parr,
DIRECTOR OF PLANNING.

AP
DGS:cm
Attach.

c.c. Chief Building Inspector

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BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

970 BURRARD STREET
VANCOUVER, B.C.
V6Z 1Y3
TELEX 01-54395
FOR PERSONAL CONTACT
DIAL 663-2262

30 September 1977

The Corporation of the
District of Burnaby,
4949 Canada Way,
Burnaby, B.C. V5E 1M2

Attn: Mr. D. Stenson, Planning Dept.

Dear Sir:

Re: 3121 Production Way, Burnaby.

This letter will confirm details of our discussion in your office on 28 September 1977, regarding the provision of electric service to the above noted building.

In attendance were Messrs: E.A. Roberts, T.J. Burgess and D.W. Heritage of B.C. Hydro, and M.J. Jones, D. Stenson and S.S. Nirmal of the Corporation of Burnaby.

The following points will reaffirm the methods by which B.C. Hydro will agree to service this building:

- (1) Overhead service via the existing "temporary" pole located on private property.
- (2) Underground service via a transformer kiosk located on private property.

This kiosk must meet the following requirements: (a) as close as possible to the building service entrance but no further than 20 ft. away; (b) adequately protected from damage by vehicular traffic; (c) acceptable to the electrical inspector regarding the proximity of combustible surfaces to the oil-filled transformers.

- (3) Underground service to a customer-owned vault or substation, either within the building or to the customer's preferred location outside the building.

If there is any further information that you may require, please do not hesitate to contact me at the above telephone number.

Yours truly,

D.W. Heritage

D.W. Heritage
Commercial Advisory Representative

DWH:pb

cc: Messrs: E.A. Roberts
W.H. Adrian

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DS

LAKE CITY INDUSTRIAL CORPORATION LTD.

400 THE GUINNESS TOWER
 1055 WEST HASTINGS STREET
 VANCOUVER, B. C., CANADA
 V6E 2E9
 TELEPHONE 683-9131

R.J. Dick
 TREASURER

November 25, 1977

The Corporation of the District of Burnaby,
 4949 Canada Way,
 Burnaby, B.C. V5C 1M2

Attention: Mr. D. Stenson
 Planning Department

Dear Sirs: re: Underground Wiring

At our meeting with the Building and Planning Departments we were offered the following suggested alternatives to our underground wiring problem.

1. Our Company can purchase a Kiosk and place this Kiosk outside of the trucking area.

Unfortunately our firm is not in a position to accept the risk of an inadequate power supply to our tenants. The reason why B.C. Hydro will not place their Kiosk outside of the trucking area is the distance is too great to enable them to guarantee a constant supply of electricity to the building.

2. Our Company purchase a dry type transformer to be installed with in the building.

This proposal would be the most attractive in terms of eliminating the physical problems connected with the Kiosk type of location. However this system is also the most expensive with the estimated price being \$26,300.00. As we only created an additional 12,500 square feet and the electrical room was only moved to enable the addition to be constructed as a rectangle we are unable to justify such an extremely high cost. The relocation of the electrical room was not done for the purpose of supplying increased power to the building as the service to the building was adequate to serve the increased warehouse space.

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November 25, 1977

The Corporation of the District of Burnaby
Mr. D. Stenson

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3. Our firm purchase an oil filled transformer and locate it within the building.

This system is more expensive than proposal number 2 and subject to the same problems.

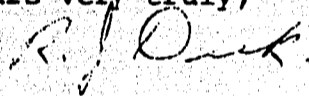
4. We attempt to have B.C. Hydro re-consider their decision to locate the Kiosk in the trucking area.

B.C. Hydro will not alter their position.

5. We leave the Kiosk location in the area stipulated by B.C. Hydro but use a slightly smaller type of Kiosk.

This proposal does reduce the risk of accident slightly but it will continue to be a hazard and continue to interfere with the shipping and receiving of merchandise by our tenant, Consumers Glass. The cost of this system is estimated to be \$19,000.00 which is \$7,300.00 less than the dry transformer costs.

Yours very truly,



RJD/lm

c.c. M. Jones, Building Department

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THE CORPORATION
OF THE DISTRICT OF
BURNABY

4949 Canada Way, Burnaby, B.C. V5G 1M2

Building Department

Telephone (604)

December 5, 1977.

Mr. A.L. Parr,
PLANNING DIRECTOR.

Attention: Mr. D.G. Stenson

Subject: 3121 Production Way, Burnaby

This department was provided with a copy of the letter of November 25, 1977, by Mr. R.J. Dick concerning the provision of electric service to above premises. The following comments to points raised by Mr. Dick are offered for your information:

- (1) Adequate and constant power supply can be obtained with the kiosk located outside of the trucking area. The concern of B.C. Hydro is for the assurance of adequate voltage at the building's main switch (see B.C. Hydro's letter of May 26, 1977). The greater the distance between the kiosk and the building's main switch, the greater is the voltage drop.

The voltage drop can be compensated for by installing larger capacity conductors. Lake City Industrial Corporation Ltd. could have engaged an electrical engineer or a competent electrical contractor to check the voltage drop values and hence determine the required size of conductors.

- (2) An estimated cost for the installation of a dry-type transformer within the building has been quoted as \$26,300.00. The cost of an outdoor kiosk (customer-owned) would be about the same, but probably not higher.
- (3) In item #5 of his letter we believe Mr. Dick is confused, or not understanding the information correctly. The submission to Municipal Council dated September 19, 1977, contained a sketch showing B.C. Hydro kiosk size 5'-4" wide by 11'-9" long, even though B.C. Hydro in its letter of June 8, 1977, to Lake City Industrial Corporation Ltd. clearly stated

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PLANNING DEPARTMENT

December 5, 1977.

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- (3) the kiosk size would be 5'-0" wide by 5'-0" long. With stanchion protection the overall dimensions become approximately 9'-4" by 9'-4".
- The kiosk size was further discussed and clarified in the meeting held in Planning Department on October 31, 1977. The cost figure of \$19,000.00 quoted in item #5 appears to be for a privately-owned and installed kiosk in the area next to the building. At no time during the above meeting was there discussion of such a privately-owned installation. Perhaps B.C. Hydro should be contacted to learn the customer cost of a Hydro-owned kiosk installation outside the building, simply for comparison purposes and for the record.

Mr. Dick's letter is unusual in that it has no conclusive response to the matter discussed at the meeting on October 31. There is no indication by Mr. Dick of how Lake City Industrial Corporation Ltd. will choose to remedy the outstanding matter of temporary overhead electrical service. Since Mr. Dick has had ample opportunity to consider this matter, but has failed in his letter of November 25, 1977, to indicate his company's position, the Building Department would confirm its previous recommendation made in report of September 15, 1977, to the Municipal Manager that:

1. Burnaby Electrical Connection Regulation By-Law be upheld.
2. Extension of temporary overhead service for 90 days be granted to allow time for construction of underground installation.
3. In case of failure to comply with by-law provisions, legal action be taken to enforce the by-law.

MJJ:lm
Enc.


M.J. Jones,
CHIEF BUILDING INSPECTOR.

c.c. S. Nirmal, Supervisor,
Electrical Inspections.

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**BRITISH COLUMBIA HYDRO AND POWER AUTHORITY**

970 BARRARD STREET
VANCOUVER, B.C.
V6Z 1Y3
TELEX 04-54395

File: 431-1615.0
26 May 1977

Lake City Industrial Corp. Limited
1055 West Hastings Street
Vancouver, B.C.
V6E 2E9

Attention: Mr. R.J. Dick

Dear Sir:

Re: 3121/31 Production Way
N. Burnaby

This letter will confirm our recent telephone conversation regarding the proposed location of a transformer kiosk to serve the above building.

After careful consideration of all factors related to the location of the kiosk (i.e. protection from vehicular damage, as well as assurance of adequate voltage at the building's main switch) the only acceptable location would be to place the kiosk no further than 20 feet from the building and as close as possible to the electrical room.

This location must also satisfy the electrical code requirements of maintaining at least 20 feet clearance from any combustible surface.

If I may be of any further assistance please contact me at 663-2262.

Yours sincerely,

D.W. Heritage
Commercial Advisory Representative

DWH/mh

Copy to Don Stenson,
Aug. 4, 1977

EAST LAKE DRIVE

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RAILWAY R/W

Temporary Line

Old Line

Proposed Kiosk

Addition

Existing Building

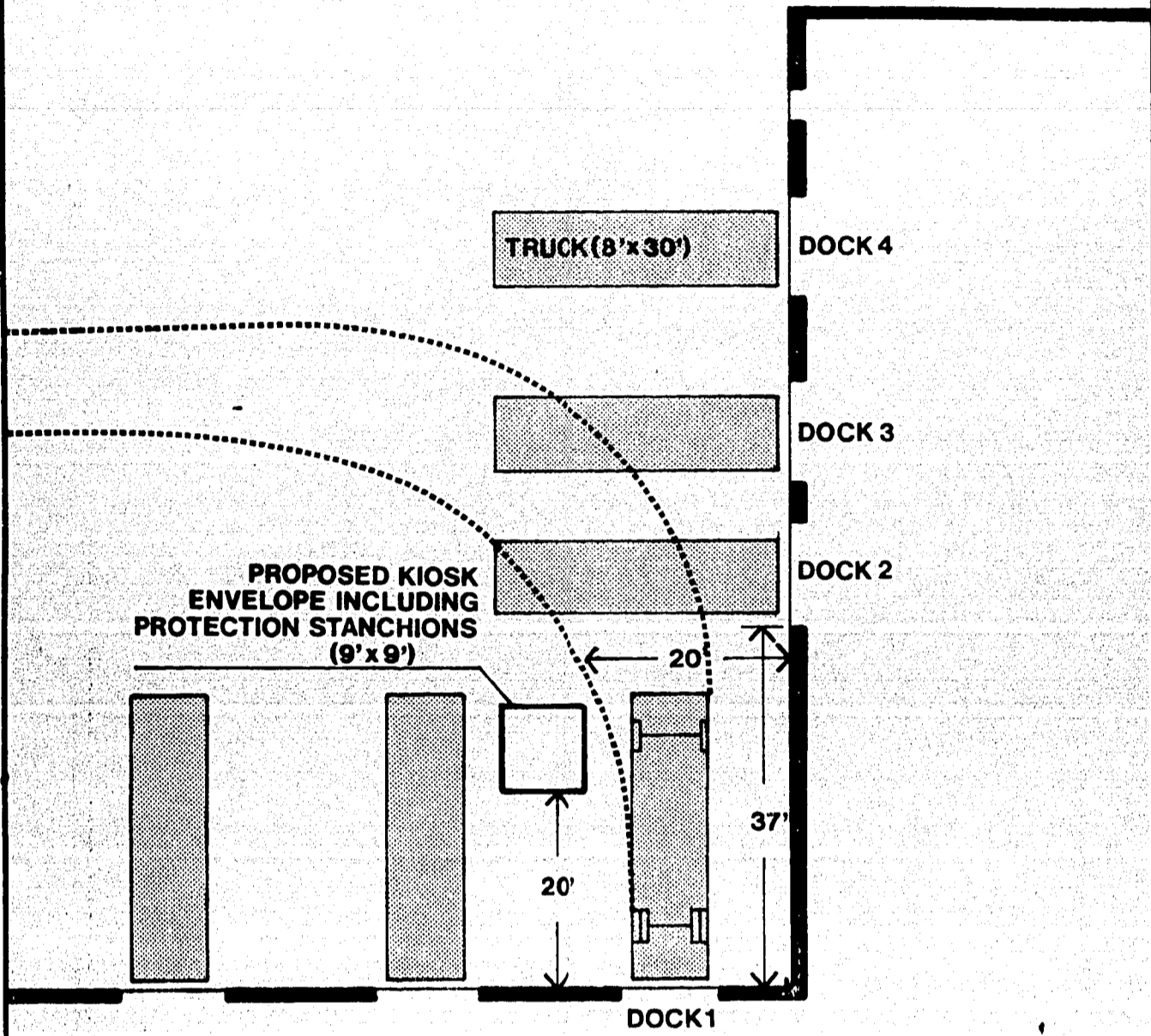
PRODUCTION WAY

3121 Production Way

↑ North Scale 1/8" = 10'

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3121 Production Way

↑ North Scale 1/46" = 1'

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September 15, 1977.

Mr. M.J. Shelley,
MUNICIPAL MANAGER.

Subject: 3121 Production Way;
Lot 276 Except Plan 38734,
D.L. 10 & 56, Plan 35218
Lake City Industrial Corporation Ltd.
Consumers Glass Company Limited

We have been asked by the Municipal Clerk's Department to provide a report on matters leading to an application by the Lake City Industrial Corporation Ltd. for exemption from the requirements of Burnaby Electrical Connection Reg. By-Law with respect to an addition to premises at 3121 Production Way, Burnaby.

A multi-rental industrial building has occupied the subject property for a number of years. During 1976 the owners, Lake City Industrial Corporation Ltd., undertook to place an addition of some 12,500 square feet on the building for the use of the tenant, Consumers Glass Company Limited. The existing overhead electric service connection to the building, which consisted of a primary drop from B.C. Hydro lines on Eastlake Drive to a pole-mounted transformer station in the service area, traversed the space on which the addition was to be placed. From the outset of planning for the addition, it was evident that a disruption of electric service location would occur.

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Jan. 14/77 Electrical Permit No. E 02128 was issued to Elgar Electric Ltd. for temporary location of overhead electric service to March 20, 1977 in order to accommodate construction while arrangements for permanent underground service connection were being made (reference attachments 2 and 3).

May 6/77 Temporary Electrical Connection Permit No. E 02128 issued to Elgar Electric Ltd. was extended by Electrical Permit No. E 03264 until September 15, 1977 to allow Lake City Industrial Corporation Ltd. to resolve technical matters and obtain necessary approvals for the permanent underground connection (reference attachments 4 and 5).

Conclusion:

The consequences of relocating electric service to the building and the concurrent requirement of meeting Burnaby Electrical Connection By-Law have been known to the Lake City Industrial Corporation Ltd. since prior to the issuance of Preliminary Plan Approval and building permit, and prior to the commencement of construction of the addition. Resolution of technical restraints of an underground connection and transformer station have not proceeded with dispatch, nor within the time allowance made for temporary overhead connection. The conflict of placement of a B.C. Hydro outdoor kiosk with trucking in a service yard has been apparent since at least April 15, 1977 (reference attachments 6 and 7), but the alternative location of a transformer station within the building to remove the trucking conflict does not appear to have been considered. At least the correspondence in our possession makes no reference to that consideration.

Since the continuation of overhead electrical service to the building at 3121 Production Way is contrary to the requirements of Burnaby Electrical Connection Regulation By-Law, and is at this date without benefit of electric permit authorizing service connection, therefore it is RECOMMENDED that:

1. Burnaby Electrical Connection Regulation By-Law be upheld;
2. extension of temporary overhead connection permit be granted until November 15, 1977 for construction of underground connection and transformer station;
3. copy of this report be provided to Lake City Industrial Corporation Ltd. and Consumers Glass Company Limited.

Respectfully submitted,



M.J. Jones,
CHIEF BUILDING INSPECTOR.

MJJ:lm
Enc. 7

c.c. PLANNING DIRECTOR

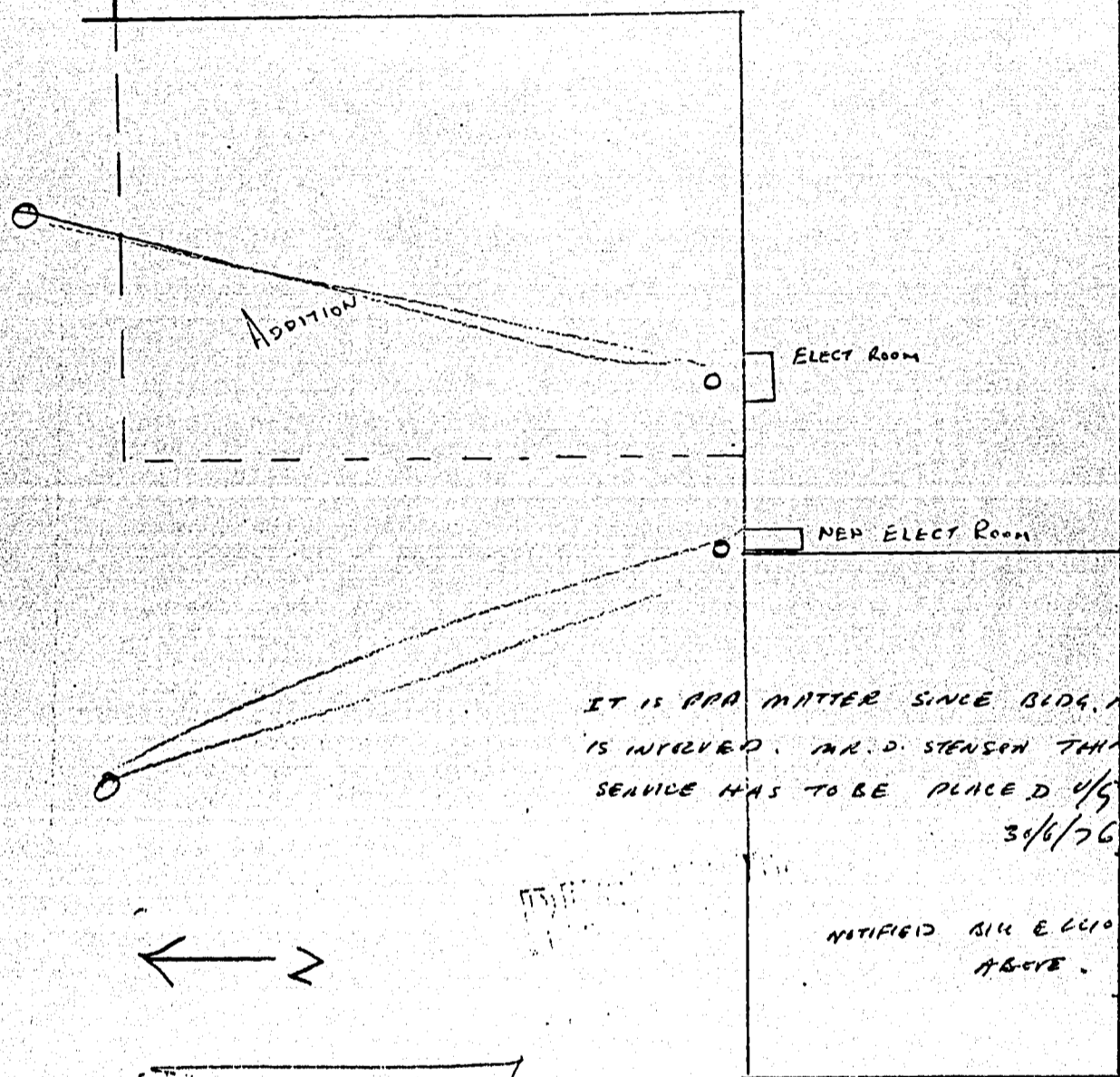
S.S. Nirmal, SUPERVISOR,
ELECTRICAL INSPECTIONS.

3121 PRODUCTION WAY

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CONSUMERS GLASS.



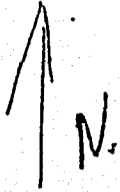
IT IS PPA MATTER SINCE BLDG. ADDITION
 IS INVOLVED. MR. D. STENSON THINKS
 SERVICE HAS TO BE PLACED 4/5
 3/6/76 SD

NOTIFIED BILL ELLIOTT AS
 ABOVE. SD
 5/7/76

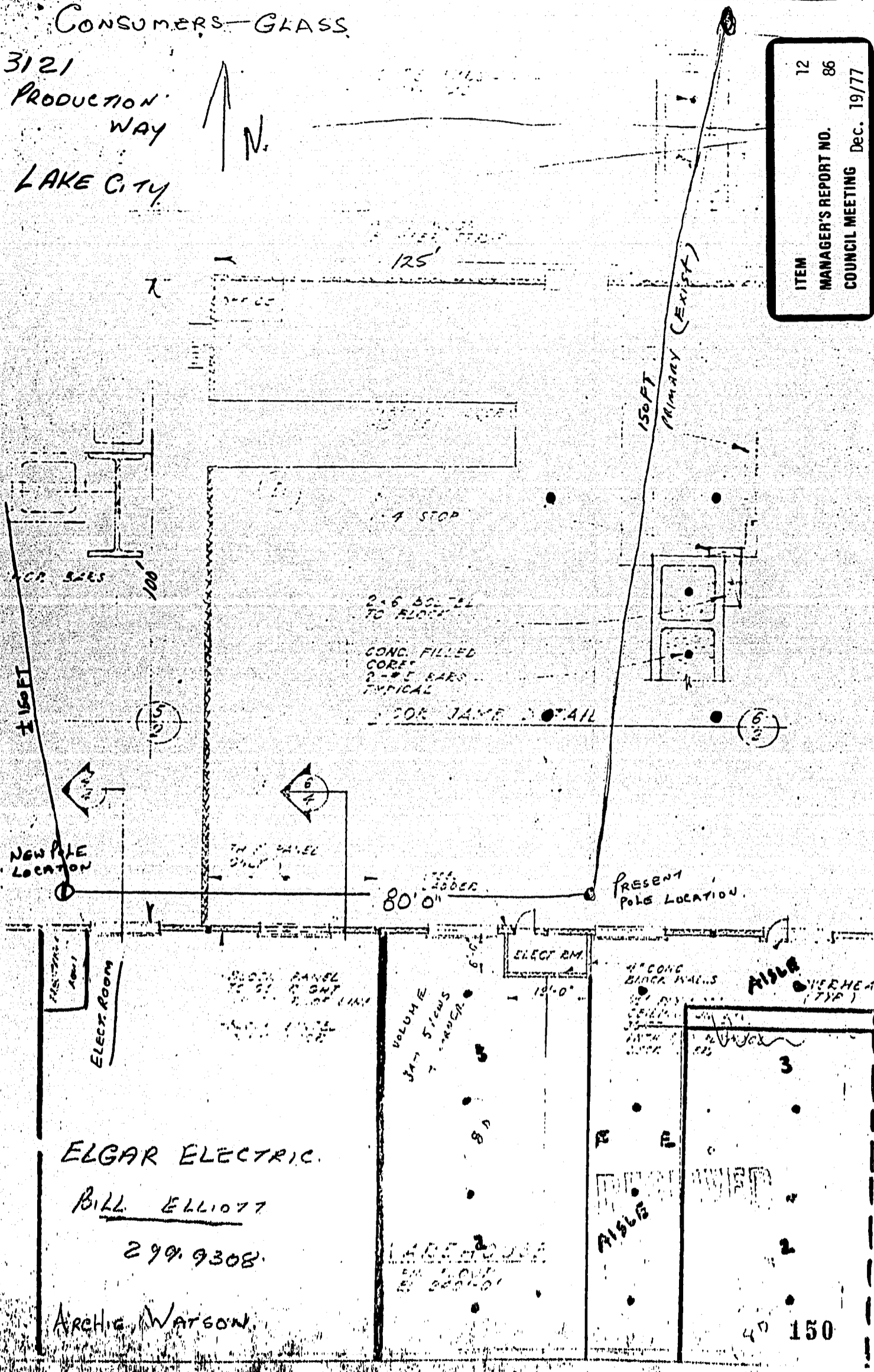
EQUAL ELECTRIC

CONSUMERS - GLASS

3121
PRODUCTION
WAY
LAKE CITY



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LAKE CITY INDUSTRIAL CORPORATION LTD.

400 THE GUINNESS TOWER,
1055 WEST HASTINGS STREET
VANCOUVER 1, B.C. CANADA

TELEPHONE 683-9131
V6E 2E9

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October 20, 1976

The Corporation of the District of Burnaby,
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attention: S. Niamal, Chief Electrical Inspector

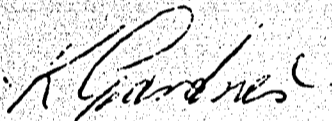
3121/31 PRODUCTION WAY

Dear Sirs: re: Addition to Production Way #1
Consumers Glass

This is a request for temporary overhead service to the relocated electrical room until such time as permission is granted by the Burlington Northern Railroad to install the permanent underground service under their tracks.

This request is for a period of 90 days.

Yours very truly,



K. Gardner
CONSTRUCTION S.P.D.T.

*issued permit expiring MARCH 2/77
Please B.F. this file MAR 2/77 SD ✓
14/1/77*



BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

970 BARRARD STREET
VANCOUVER, B.C.
V6Z 1Y3
TELEX 04-54395

22 October 1976

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Lake City Industrial Corporation Ltd.
1055 West Hastings Street
Vancouver, B.C. V6E 2E9

Attention: Mr. R.J. Dick

Dear Sir:

re: 3121/31 Production Way, Burnaby

This letter will serve to confirm that arrangements are being made to provide temporary overhead electric service to the relocated electric service entrance at the above location.

This service will only remain overhead until such time as the necessary approvals, etc., have been received in regards to the provision of permanent underground service from a transformer kiosk to be installed on private property.

I will advise you in the near future of the Hydro charges related to relocating the overhead service.

If you have any questions, please do not hesitate to contact me at 663-2262.

Yours truly,

D. W. Heritage
Commercial Advisory Representative

DWH/bnl

c.c. Mr. S. Nirmal
Corporation of Burnaby
Elect. Inspection Department.

LAKE CITY INDUSTRIAL CORPORATION LTD.

400 THE GUINNESS TOWER
1025 WEST HASTINGS STREET
VANCOUVER, B. C., CANADA
V6E 2E9
TELEPHONE 683-9131

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R.J. DICK
TREASURER

April 14, 1977

RECEIVED 153

The Corporation of the District of Burnaby,
4949 Canada Way,
Burnaby, B.C. V5C 1M2

Attention: S.S. Nirmal
Supervisor Electrical Inspection

Dear Sirs: re: Underground Wiring -
Consumers Glass Addition

Further to our telephone conversation of April 13, 1977
please be advised that our firm requests a further ex-
tension on the temporary electrical connection to this
building.

To date we have been unable to install the necessary
underground wiring due to the fact there is insufficient
power available at the property line to allow placement
of the electrical kiosk on the perimeter of the trucking
area.

To install the kiosk within the trucking area would
severely handicap the operation of the two tenants within
the building, namely Consumers Glass and the Department
of Public Works.

We are currently having our electrical consultant investi-
gate this problem and will keep your department informed
as to their finding.

Yours very truly,

R. J. Dick

RJD/lm


BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

970 BARRARD STREET
 VANCOUVER, B.C.
 V6Z 1Y3
 TELEX 04-54395
 FOR PERSONAL CONTACT
 DIAL 663-2262
 File: 431-1615.0
 15 April 1977

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Lake City Industrial Corporation Limited
 1055 West Hastings Street
 Vancouver, B.C.
 V6E 2E9

Attention: Mr. R.J. Dick

Dear Sir:

RECEIVED

APR 21 1977

BUILDING INSPECTOR'S
 OFFICE

Re: 3121/31 Production Way
North Burnaby

Attached please find copies of my letter to you dated October 22, 1976 and the Corporation of Burnaby's letter to Elgar Electric dated March 21, 1977, regarding the provision of permanent underground electric service to the above project.

Although some discussions have taken place both at the site and by telephone with Mr. Gardner of your company and Mr. Dennis Krizovensky of Consumer Glass Limited, no firm decision has yet been made as to a suitable location for the transformer kiosk which will be required to service this building.

As we have indicated, a suitable location which would satisfy both our minimum design requirements and the electrical code would be -

- (A) As close as possible to the building service entrance but no closer than 20 feet to any flammable surface.
- (B) Adequately protected from damage by vehicular traffic (i.e. steel pylons set in concrete).

As a minimum of three months is usually required to obtain railway crossing approvals it is critical that our design be finalized as soon as possible to avoid any further delay.

Please do not hesitate to call me at 663-2262 if you require any further information regarding this matter.

Yours sincerely,

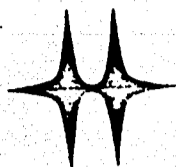
D.W. Heritage

D.W. Heritage
 Commercial Advisory Representative

DWH/mh

Encl.

cc: Mr. S. Nirmal
 Mr. D. Krizovensky



BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

970 BURRARD STREET
VANCOUVER, B.C.
V6Z 1Y3
TELEX 04-54395

File: 431-1615.0
26 May 1977

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ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING Dec. 19/77

Lake City Industrial Corp. Limited
1055 West Hastings Street
Vancouver, B.C.
V6E 2E9

Attention: Mr. R.J. Dick

Dear Sir:

Re: 3121/31 Production Way
N. Burnaby

This letter will confirm our recent telephone conversation regarding the proposed location of a transformer kiosk to serve the above building.

After careful consideration of all factors related to the location of the kiosk (i.e. protection from vehicular damage, as well as assurance of adequate voltage at the building's main switch) the only acceptable location would be to place the kiosk no further than 20 feet from the building and as close as possible to the electrical room.

This location must also satisfy the electrical code requirements of maintaining at least 20 feet clearance from any combustible surface.

If I may be of any further assistance please contact me at 663-2262.

Yours sincerely,

D.W. Heritage
Commercial Advisory Representative

DWH/mh

Copy to Don Stenson,
Aug. 4, 1977