

ITEM	21
MANAGER'S REPORT NO.	87
COUNCIL MEETING	1978 12 11

RE: WHOLESALE DELIVERY SERVICE (1972) LIMITED
LOT 71, D.L. 75, PLAN 40831
2830 NORLAND AVENUE

Following is a report from the Director of Planning on underground wiring.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1978 DECEMBER 06
FROM: DIRECTOR OF PLANNING
SUBJECT: WHOLESALE DELIVERY SERVICE (1972) LIMITED
2830 NORLAND AVENUE — LOT 71, D.L. 75, PLAN 40831

RECOMMENDATIONS

1. THAT the Chief Building Inspector be authorized to accept a further extension of time within the context and the intent of the letter of undertaking received from Mr. J.D. Forbes, President, Wholesale Delivery Service (1972) Limited, with reference to placing the new three phase electrical service underground "at a time convenient to the road widening construction program", as further outlined in the following report, and
2. THAT a copy of this report be forwarded to Mr. Forbes, and to the Area Commercial Service Representative, B.C. Hydro.

REPORT

Appearing on the 1978 November 14 Council Agenda was an item of correspondence from the President of Wholesale Delivery Service (1972) Limited asking for re-consideration of the Company's request for approval of an overhead electrical service connection.

The Council, on 1978 October 23, adopted the recommendations of Item No. 20, Manager's Report No. 74, 1978 October 23, concerning this subject, which were as follows:

- "1. THAT Mr. Forbes be advised that the requirements of the Burnaby Electrical Connection Regulation By-law 1973 continue to apply to the electrical service connections to buildings on his property, and

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WHOLESALE DELIVERY SERVICE (1972) LIMITED
2830 NORLAND AVENUE
1978 DECEMBER 05.....PAGE TWO

ITEM	21
MANAGER'S REPORT NO.	87
COUNCIL MEETING	1978 12 11

2. THAT a copy of this report be forwarded to Mr. J.D. Forbes,
President, Wholesale Delivery Service (1972) Limited,
2830 Norland Avenue."

207

A copy of that report, including the letter of undertaking submitted by Mr. Forbes on behalf of his company, is attached for convenience.

The letter from Mr. Forbes presents further reasons which he believes would support his request for permission to retain an overhead service connection, and in particular, reference is made to a change in the road construction method which is to be followed in improving Norland Avenue (see the Municipal Engineer's report on this Agenda). Our general conclusion is that the recommendation adopted by Council on 1978 October 23 on the applicability of the Burnaby Electrical Connection Regulation By-law 1973 requiring the underground placement of electrical facilities should be adhered to.

It is agreed that, in light of settlement that may occur in the next few months, it would be inadvisable to construct a new underground service connection under Norland Avenue at this time. The appropriate time, with reference to the road widening construction program, would occur after settlement of the first phase temporary paving, and ideally, prior to final paving. Upon consultation with the Engineering Department, it is felt that this approach (to place the service underground after first phase paving) is the optimum "time convenient to the road widening construction program" mentioned in Mr. Forbes' letter of undertaking. As a result, it would be appropriate to accept the retention of the interim overhead service for a further period of time, within the context and the clear intent of the undertaking received by the Chief Building Inspector on 1977 June 07.

Mr. E. Roberts, Area Distribution Engineer for B.C. Hydro, confirms that there are proven acceptable methods for dealing with differential settlements in areas with peat soil conditions, and that these methods, properly applied, provide for satisfactory underground electrical service connections. Specifically, provision of a buried cedar box with a loop of cable to provide extra length which will accommodate cable movement, direct burial methods of inherently flexible cable on private property, and placing of transformers where required on proper pile-supported pads, are recommended where unstable soil conditions are encountered, and to provide for safe, uninterrupted electrical service. Provision of ducts for ease of pulling the cable under dedicated rights-of-way and concrete encasement of the ducts under the actual roadbed are standard requirements of B.C. Hydro for primary cables, regardless of soil conditions, and would be employed under Norland Avenue in the present instance. By employing these proven techniques, a completely satisfactory electrical service connection can be made, thereby eliminating the reason for concern about breakdown or other disruptions due to soil conditions.

In summary, therefore, it is being recommended that the placement of the rigid underground connection to 2830 Norland Avenue await completion of the first phase paving and placement of the final subgrade material on the roadbed, consistent with the provision accepted in Mr. Forbes' undertaking "at a time convenient to the road widening construction program". At this time, the period is projected at an estimated four to six months, subject to monitoring of actual settlement behaviour; in any event, we are advised that the duration would certainly be less than one year.


A. L. Parr
DIRECTOR OF PLANNING

DGS/ds
attachment
cc Chief Building Inspector
Municipal Engineer

ITEM 20
 MANAGER'S REPORT NO. 74
 COUNCIL MEETING 1978 10 23

RE: LETTER FROM WHOLESale DELIVERY SERVICE (1972) LTD. WHICH APPEARED ON THE AGENDA FOR THE 1978 OCTOBER 16 MEETING OF COUNCIL (ITEM 36) UNDERGROUND ELECTRICAL SERVICE CONNECTIONS

Appearing on last week's agenda was a letter from Mr. J. D. Forbes, president of Wholesale Delivery Service (1972) Ltd. regarding underground wiring. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

1. THAT the recommendations of the Director of Planning be adopted.

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ITEM 21
 MANAGER'S REPORT NO. 87
 COUNCIL MEETING 1978 12 11

TO: MUNICIPAL MANAGER

1978 OCTOBER 18

FROM: DIRECTOR OF PLANNING

SUBJECT: WHOLESale DELIVERY SERVICE (1972) LIMITED — 2830 NORLAND AVENUE
 D.L. 75, LOT 71, PLAN 40831

RECOMMENDATIONS

1. THAT Mr. Forbes be advised that the requirements of the Burnaby Electrical Connection Regulation By-law 1973 continue to apply to the electrical service connections to buildings on his property, and
2. THAT a copy of this report be forwarded to Mr. J.D. Forbes, President, Wholesale Delivery Service (1972) Limited, 2830 Norland Avenue.

REPORT

Appearing on the 1978 October 16 agenda was an item of correspondence from Mr. J.D. Forbes dealing with the subject of underground electrical service connections to his company's buildings, and requesting that he be permitted to change his plans back to overhead wiring.

It should be recognized at the outset that the discussion that took place at the 1978 September 25 meeting of Council involved relocating of the existing hydro power distribution system, on which Council does not at this time have a policy requiring undergrounding, while the matter that Mr. Forbes is introducing involves electrical service connections to buildings or structures, which are regulated under the Burnaby Electrical Connection Regulation By-law 1973. We understand that the Municipal Engineer is preparing a separate report which will appear on the agenda for 1978 October 23 dealing with the subject of the distribution system and Council's policies concerning such under Local Improvement initiatives; we would observe that to place the hydro distribution system underground, had that been proposed in conjunction with the Norland Avenue project,

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ITEM 20
MANAGER'S REPORT NO. 74
COUNCIL MEETING 1978 10 23

would have required adoption of a specific new policy in this regard, approval of and participation in an undergrounding program under the Power and Telephone Line Beautification Fund Act, or initiation of a separate Local Improvement Project to deal with the undergrounding.

209

With reference to the Wholesale Delivery Service (1972) Limited property, the following information is provided:

ITEM 21
MANAGER'S REPORT NO. 87
COUNCIL MEETING 1978 12 11

1. The property in past years was served by a single-phase overhead service and a 100 amp three-phase overhead service, from the Norland Avenue hydro distribution system.
2. In early 1976, application was made for permits to construct a new warehouse or maintenance building at the rear of the present terminal on the site. The electrical service connection to this building was required to be placed and maintained wholly underground. This matter was the subject of a delegation to Council on 1977 January 24, in which Mr. Forbes requested permission to proceed with overhead wiring on the project. Following presentation of a staff report (Item 18, Manager's Report No. 23, 1977 March 28) on questions arising out of the matter, Council on 1977 March 28 adopted the following recommendations:
 - " 1. THAT Item 20, Supplementary Report No. 5, dated January 24, 1977 be lifted from the table and
 2. THAT the provisions of Burnaby Electrical Connection Regulation By-law 1972 be upheld and
 3. THAT Mr. Forbes be furnished with a copy of this report and invited to meet with the Chief Electrical Inspector in order to correct any misunderstanding he may have received as to the technical ramifications in this instance. "
3. The installation of that electrical connection, underground, was approved following issuance of the electrical permit in 1977 June.
4. In order to accommodate the increased electrical demand produced by the development of the site, Mr. Forbes' electrical contractor in 1977 June made application for a permit for a new 200 amp three-phase electric service to increase the service capacity. In conjunction with this request, and in recognition of the fact that a street improvement project with attendant necessary relocation of existing hydro distribution lines was then being planned for Norland Avenue, the Chief Building Inspector received the attached letter dated 1977 June 07 from Mr. J.D. Forbes, giving an undertaking to place the new three-phase service underground in accordance with the terms of the By-law, requesting permission to utilize a temporary overhead connection from the B.C. Hydro pole to the company's premises, and acknowledging the company's undertaking to place the service underground at a time convenient to the road widening construction program. A permit for this temporary overhead service was issued 1977 June 09 in line with the commitments given in the letter, and it is this three-phase service which is now expected to be placed underground as the reconstruction and widening work is now at an appropriate stage.
5. It should be noted that the acceptance of a temporary service under the conditions noted was undertaken in a mutual effort to minimize service disruptions, costs, and potential complications to all concerned in light of the imminent reconstruction program.

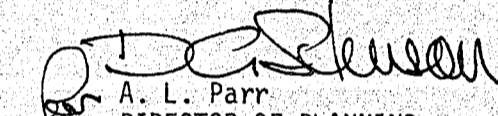
ITEM	20
MANAGER'S REPORT NO.	74
COUNCIL MEETING	1978 10 23

6. A permit was issued by the Electrical Inspection Department on 1977 October 04 for completion of the work, the installation of the three-phase underground as agreed.

7. It is confirmed that the remaining single-phase service, which is overhead, pre-dates the Burnaby Electrical Regulation By-law, and has not been involved in any further building development increase, is permitted to remain overhead.

In summary, the Municipality has a By-law which requires the placement of electrical, telephone and telecommunications services to buildings to be wholly underground, and the provisions of that By-law continue to apply with respect to the three-phase service connection to 2830 Norland Avenue, in accordance with the letter of undertaking submitted by Mr. Forbes in relation to a temporary overhead connection.

The matter of the overall hydro distribution system facility that exists in the Norland Avenue road allowance is not subject to the Electrical Connection Regulation By-law, and the policy of Council pertaining to the distribution system is the subject of a separate report from the Municipal Engineer.


A. L. Parr
DIRECTOR OF PLANNING

DGS/ds

attachment

cc Chief Building Inspector
Municipal Engineer

21 87
ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING 1978 12 11

