

ITEM	5
MANAGER'S REPORT NO.	41
COUNCIL MEETING	1980 06 02

Re: UNDERGROUND WIRING - BARNET BEACH

The following report from the Parks and Recreation Administrator contains information on an enquiry that was made at the meeting of Council on 1980 May 12.

RECOMMENDATION:

1. THAT the report of the Parks and Recreation Administrator be received for information purposes.

\* \* \* \* \*

1980 May 22

TO: MUNICIPAL MANAGER  
FROM: ADMINISTRATOR, PARKS & RECREATION  
RE: ENQUIRIES - COUNCIL MEETING 1980 MAY 12  
UNDERGROUND WIRING - BARNET BEACH

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

At its meeting of 1980 May 21 the Parks & Recreation Commission received the attached report and approved the recommendation contained therein.



DENNIS GAUNT  
Administrator

AG:cw

Attach.

cc: Chief Building Inspector  
Director of Planning

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ITEM (SUPPLEMENTARY) 11  
 ADMINISTRATOR'S REPORT NO. 8  
 COMMISSION MEETING 80 05 21

RE: ENQUIRIES - UNDERGROUND WIRING - BARNET BEACH  
 ENQUIRIES - COUNCIL MEETING 1980 MAY 12

RECOMMENDATION:

1. THAT the contents of this report be forwarded to Municipal Council for information purposes.

REPORT

The Administrator is in receipt of correspondence from the Municipal Clerk respecting the above (copy attached).

In view of the fact that the decision to proceed with underground wiring was made by the Parks and Recreation Commission, the Administrator felt that it would be appropriate to report to Council through the Commission.

There are two questions posed within the Council enquiry.

1. What is the necessity of providing underground service in a rural area such as Barnet Beach?

In this respect, the Commission is aware of the fact that By-law No: 6336, which is named 'Burnaby Electrical Connection Regulation By-Law 1973' specifically prohibits the installation of overhead hydro electric service lines. This prohibition is Municipal wide and applies to parklands in the same way that it applies to all other lands within Burnaby.

The Commission agreed to adhere to this By-law and thus proceed with underground wiring. It is understood that the only way in which the Commission could be excepted from this by-law would be by a request to have the by-law repealed and reconstituted in such a way that it would allow for the exception being requested. In view of the fact that many requests have been made for such exceptions in the last seven years, and in view of the fact that Council has repeatedly refused such exceptions, the Commission did not consider asking for an exception which has been continually denied to the private sector. On this basis the recommendation to proceed with underground wiring was endorsed by the Commission.

A copy of the appropriate by-law is attached for the Commission's information.

2. What are the comparative costs of underground and overhead wiring in this location?
  - a. Cost of underground wiring is estimated at: \$117,000.00
  - b. Cost of overhead wiring is estimated at: \$ 18,000.00

Attach.

c.c.  
 Chief Building Inspector  
 Director of Planning

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INTER-OFFICE COMMUNICATION

**TO:** Parks & Rec. Administrator      **DEPARTMENT:**      **DATE:** 80/05/14

**FROM:** Municipal Clerk      **DEPARTMENT:**      **OUR FILE #**

**SUBJECT:** Enquiries - Underground Wiring - Barnet Beach      **YOUR FILE #**  
Enquiries - Council Meeting 1980 May 12

During the enquiry portion of the Council Meeting on 1980 May 12 Alderman Lewarne noted that in your report to the Parks & Recreation Commission on May 07 it was noted that the undergrounding of power lines to Barnet Beach would cost \$117,000.00. Alderman Lewarne questioned the necessity of providing underground service in a rural area such as Barnet Beach and requested information on the comparative cost of underground and overhead wiring in this location.

Please submit a report to the Municipal Manager in this respect.

B.D. Leche,  
DEPUTY MUNICIPAL CLERK

BDL/d11

cc: Municipal Manager  
Director of Planning  
Municipal Engineer

RECEIVED IN  
PARKS  
AND RECREATION      REFER      FILE  
        
MAY 13 1980

To	INITIALS	Date
DL	CL	80 05 15

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 6336

A BY-LAW to regulate electrical connections  
to buildings.

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WHEREAS Council may by by-law regulate the installation of electrical wiring and equipment and accessories of every nature and kind.

The Council of The Corporation of the District of Burnaby ENACTS as follows:

1. This By-law may be cited as "BURNABY ELECTRICAL CONNECTION REGULATION BY-LAW 1973".
2. (1) (a) No building, structure (including outdoor lighting and free-standing sign), or thing (whether a chattel or not) shall be served by overhead hydro-electric service lines; that is to say, every building, structure, or thing using or designed to use hydro-electric power shall have all electric service lines placed and maintained wholly in underground conduits beneath the lot or lots and road or roads through which such service lines pass.
  - (b) No building, structure, or thing (whether a chattel or not) shall be served by overhead telephone service lines; that is to say, every building, structure, or thing using or designed to use telecommunication services shall have all such service lines placed and maintained wholly in underground conduits beneath the lot or lots and road or roads through which such service lines pass.
  - (c) No building, structure, or thing shall be served by overhead electrical transformers; that is to say, every building, structure or thing designed or intended to use hydro-electric power shall have all transformers and appurtenances placed and maintained wholly in underground vaults, ground kiosks or transformer vaults within the building, structure, or thing they serve.
2. (2) Nothing in this section, however, shall apply to
  - (a) existing poles or overhead distribution lines of the British Columbia Hydro and Power Authority or the British Columbia Telephone Company situated on dedicated roads or on rights-of way where such poles or lines form part of the common distribution system of the neighbourhood in which a lot is situated;

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(b) overhead electrical or telephone service lines, or overhead electrical transformers which are placed or maintained in connection with One-Family Dwellings, Two-Family Dwellings, or Accessory Buildings subordinate thereto, within any "Residential District", "Multiple Family Residential District", "Small Holdings District" or "Agricultural District" as designated and defined under the Zoning By-law of the Municipality of Burnaby, No. 4742, as amended."

Read a first time this 20th day of August, 1973.

Read a second time this 20th day of August, 1973.

Read a third time this 20th day of August, 1973.

Reconsidered and adopted this 27th day of August, 1973.

(Signed) "T. W. CONSTABLE"

M A Y O R

(Signed) "E. WARD"

DEPUTY MUNICIPAL CLERK

/dew

RE: HYDRO SERVICE TO BARNET MARINE PARK

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RECOMMENDATION:

1. THAT the Parks and Recreation Commission approve the installation of an underground primary power line to service Barnet Marine Park at an estimated cost of \$117,000 to be financed as outlined in this report.

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REPORT

On 1979 August 08, M. & E. Enercon Associates was retained as Electrical Consultant to prepare an electrical design for the primary power service to Barnet Marine Park. The Consultant was asked to determine the best route for an underground primary power installation.

Due to the steep slopes between the existing power line (overhead) on the Barnet Highway and the core area of the park, B.C. Hydro initially required an indirect route that avoided the crossing of steep slopes. Negotiations between our Consultant and Hydro combined with extensive survey work to prove slope gradients led to the approval of a more direct route.

Verbal agreements have been received from the Ministry of Highways and C.P. Rail to cross the Barnet Highway and C.P. Rail right-of-way respectively. The crossing agreement with C.P. Rail appears under separate cover on this agenda and the crossing agreement with the Ministry of Highways will be placed before the Commission as soon as the documents are received. A requirement of C.P. Rail is that the electrical conduits be encased in a large diameter steel pipe under the tracks. The Ministry of Highways will not allow the installation of the duct bank by means of an open cut but requires the bore through method necessitating the use of a large diameter steel pipe. The requirements of both agencies have been incorporated into the Consultant's drawings.

In view of the complicated nature of this installation including electrical and civil engineering work, the Burnaby Engineering Department is assisting by the management of this installation from the preparation of contract documents through to supervision of construction. The civil work alone will cost approximately \$93,500 of which \$46,000 is for the two crossings. The Engineering Department is presently examining the feasibility of use of alternate construction materials that might reduce the civil work to an estimate of \$75,000.

Cost of Installation:

a. B.C. Hydro Charges -

Labour and material for primary hydro wires (including transformer kiosk but not concrete pads, pull-boxes, nor secondary service wires for crossing service) \$10,600

b. C.P. Rail Charges -

Charges for a 4-man railway crew to remove and replace rails and act as flagmen (assuming work is done on a Sunday, with one week notice, and takes 8 hours to complete) 1,000

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c. Automatic Crossing Service -

To install wiring for secondary service from transformer to south side of railroad tracks - stubbed off, 75 lin.ft. @ \$15.00 \$ 1,125

d. Civil Work -

Including the installation of steel carrier pipes under the railroad and Barnet Highway, concrete duct bank, P.V.C. and steel ducts, templates, pull-boxes and kiosk pads for both hydro and telephone. \$75,000 to \$93,500

TOTAL	\$87,725 to \$106,225
10% Contingency	\$ 8,770 to \$ 10,600
GRAND TOTAL	\$96,495 to \$116,825

Source of Funds:

The capital budget contains an item of \$40,000 for hydro installation of which \$2,500 has been set aside for consultants fees. It is proposed that the funds for this installation be achieved as follows:-

Budgeted for hydro work at Barnet	\$37,500
Reduction in other Barnet development items	\$38,500
Re-assignment of Maywood Park development funds	\$42,000
TOTAL	\$118,000

The items to be dropped from the 1980 Barnet Development budget are as follows:-

a. Improvements to entrance road, including slight re-alignment, widening, grading and compaction and improvements to drainage	\$28,000
b. Planting of ground cover and native shrubs around and between the two existing parking lots	\$ 6,500
c. Grade and seed park area from Sailing Club compound easterly	\$ 4,000
TOTAL	\$38,500

Maywood Park Development:

Elsewhere on this agenda is a report which if approved by the Commission would delay the development of Maywood Park until the later part of 1981. Funds in the amount of \$42,000 for this development could therefore be included in the 1981 capital budget and it is recommended that the existing budget item of \$42,000 be re-assigned to the Barnet hydro installation.

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At its meeting of 1980 April 02, the Commission expressed some concerns regarding a cut-back in the development of trail programs and instructed that the Maywood development funds should be considered for that purpose if they were to become surplus to the 1980 budget. The question of trail development is dealt with in a further supplementary report elsewhere on this agenda.

Conclusion:

Should the Commission approve the recommendation to proceed with the hydro installation as outlined above, the Engineering Department would be immediately briefed to proceed with the necessary work. It is estimated that the hydro service will be installed ready for use by approximately 1980 July 31. There will therefore be a period of approximately eight weeks following the anticipated completion and hand over of the building when hydro service will not be available. The question of the operation of the park throughout this period is dealt with in a further supplementary report elsewhere on this agenda.

DG:hh



RE: HYDRO SERVICE FOR THE OPERATION OF BARNET MARINE PARK

RECOMMENDATION:

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1. THAT the Commission concur in the provision of generator supplied electrical power for the operation of Barnet Marine Park between the approximate dates of June 01 and July 31, 1980 as outlined in this report.

REPORT

At this time, the dates of the hand over of the new buildings at Barnet Marine Park cannot be accurately determined. The first take over inspection has been conducted and has produced a number of deficiencies which the contractor is addressing. A second inspection has been tentatively scheduled for 1980 May 13. It is therefore possible that the Corporation may take over the buildings by approximately 1980 June 01. Until that date, based upon weather and anticipated crowds, the Park Maintenance Division will provide the necessary staff control and outdoor washroom service.

Due to the coldness of the water, Aquatic staff would not normally be on duty prior to that date. As of the 1st of June, the buildings should be available for public use but the lack of primary hydro service would negate their use for a further eight weeks approximately. The park could continue to be open on either of the following two basis.

1. Continued use of an outdoor washroom service for a further eight weeks, together with the use of a Fabco trailer for changerooms and staff room or alternatively, the use of the beach building change rooms and staff room (without washrooms, lights or heat). The concession service would not be available.
2. A generator could be rented for the period for the approximate cost of \$7,500. There are no technical problems that prohibit the system being run from the generator and security will automatically be provided by the construction of the chain link fence around the maintenance building. This will provide full washroom, light, heat and concession service for approximately 12 hours per day.

Conclusion:

Under the circumstances and in view of the anticipated heavy patron use of the Marine Park, staff would suggest that the second alternative that of rental of a generator be adopted. Funds could be taken from the Park Maintenance account and adjusted at the time of recast budget.

DG:hh

