

ITEM  
MANAGER'S REPORT NO. 4  
COUNCIL MEETING 85/04/29 31

RE: LETTER FROM P.D. McLAREN LTD., 5069 BERESFORD STREET, BURNABY, B.C. V5J 1H8  
APPLICATION OF BURNABY ELECTRICAL CONNECTION REGULATION BY-LAW 1973 (No. 6336)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted. .

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TO: MUNICIPAL MANAGER 1985 APRIL 24

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

RE: LETTER FROM P.D. McLAREN LTD.  
REGARDING APPLICATION OF BURNABY ELECTRICAL  
CONNECTION REGULATION BY-LAW 1973 (NO. 6336)

RECOMMENDATION:

1. THAT a copy of this report be sent to P.D. McLaren Ltd. of 5069 Beresford Street, Burnaby, B.C., V5J 1H8.

REPORT:

In correspondence dated 1985 April 17 to the Mayor and Council, Mr. Ron Prosnick, General Manager of P.D. McLaren Ltd., suggests that By-Law No. 6336 was not intended to require undergrounding of new electrical service wiring in lanes.

On 1984 June 11, the Preliminary Plan Approval No. 2707 was granted for construction of a new warehouse at 5069 Beresford Street. The approved plans contained the standard reminder:

ALL NEW ELECTRICAL, TELEPHONE, CABLE SERVICING AND ALL OTHER WIRING TO BE INSTALLED UNDERGROUND THROUGHOUT THE DEVELOPMENT, AND TO THE POINT OF CONNECTION TO THE EXISTING SERVICE WHERE SUFFICIENT FACILITIES ARE AVAILABLE TO SERVE THE DEVELOPMENT.

On 1985 April 10, Mr. Prosnick inquired and was advised verbally by the Supervisor, Electrical Inspections, that the new electrical service to this warehouse, now under construction, would be required to be underground from the location of available B.C. Hydro service facilities.

Mr. Prosnick has corresponded with this department on three occasions, 1985 April 10, 17 and 22, contending that the public property portion of his electrical service should be permitted to be installed overhead to a newly planted pole north of the P.D. McLaren Ltd. property. The Assistant Chief Building Inspector replied to Mr. Prosnick on 1985 April 11, 18 and 24, explaining that the Burnaby Electrical Connection Regulation By-Law 1973 did apply to this development, and required that the complete electrical service be installed underground. This is a standard requirement which has applied to all applicable developments since adoption of By-Law No. 6336.

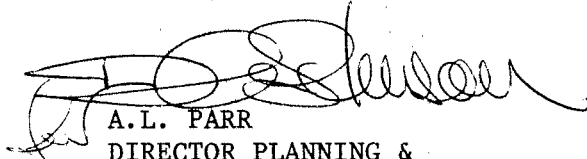
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As Council is aware, Burnaby has no input or control over B.C. Hydro servicing cost policy. Although Mr. Prosnick's letter to Elwood Veitch, M.L.A., refers to an estimated servicing cost of \$7,621.00, B.C. Hydro has informed us that a revised servicing agreement was provided to the developer on April 4 proposing an unprecedented relaxation of policy that would allow P.D. McLaren Ltd. to perform the major portion of the electrical and telephone civil work on public property, thus reducing the connection charge to \$4,891.00.

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By-Law No. 6336 is applied at the time of new development or new service requests, and has been applied consistently since its adoption. The by-law was intended to reduce the clutter of overhead wiring and improve the visual environment of all areas of the municipality, including lanes and alleys. As a result, By-Law No. 6336 has been applied to require that all new electrical and telephone services be installed underground from the existing point of available utility facilities.

This is for the information of Council.

  
A.L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

DHJ:lm