

Wensley Drive Streetlight Concerns

Infrastructure and Recreation Committee
Tuesday, August 20th 2013



Resident Concerns

- Key issues
 - Light pollution
 - Be able to see the stars - “Dark sky”
 - Enjoyment of their property
 - Rural character
 - Use architectural / decorative fixtures

Reasons for Illumination

- Safety
 - Vehicle / cyclist / pedestrian conflicts
 - No sidewalk to provide separation
 - Personal security
- Liability
 - Town can be found partial responsible for an incident due to lack of lighting and fully responsible for costs
 - Standard of Care expected

Engineering Standards

- Illumination provided to industry accepted specific levels
- Default fixture is cobra head with chose of three decorative lights
- Light pollution to be minimised though lighting design

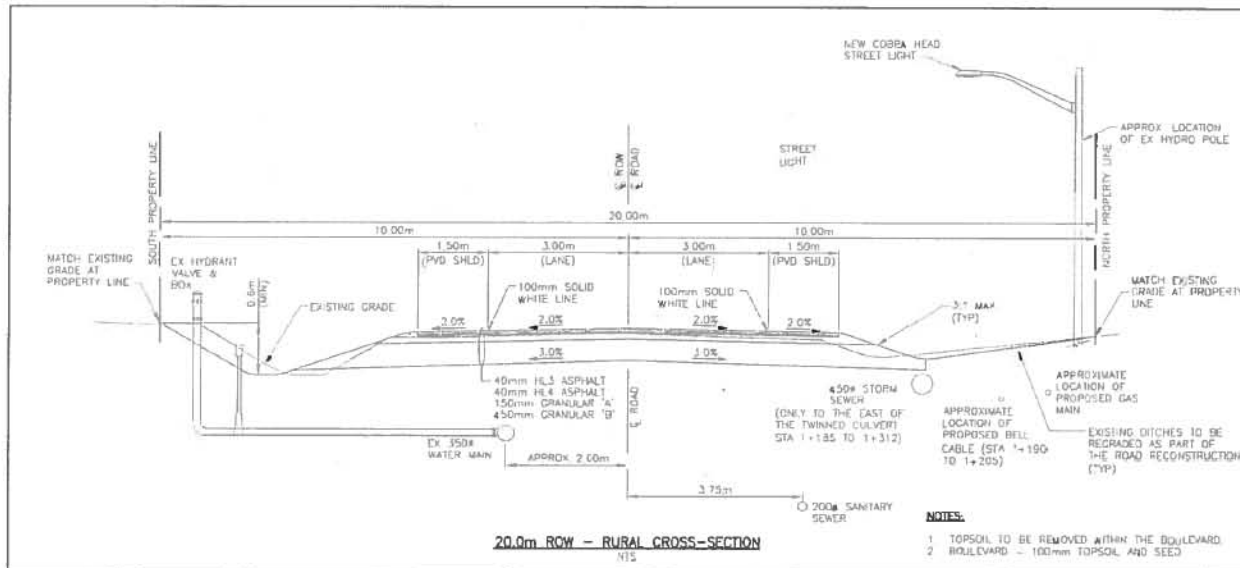
Communication with Residents

- PIC's January and October 2012
 - Both included streetlights in typical cross-section
- Newsletters delivered doo to door and mailed to owners on regular basis
 - Sept 18/12, Mar 8/13, Apr 10/13 make specific reference to new streetlights
- 33 Comments received on the project
 - Streetlights not identified as an issue
- Webpage maintained with all newsletters and PIC materials available at any time

SCOPE OF WORK – ROAD

6

Wensley Road Improvements



- Reconstruct road to meet municipal standard for rural road cross section
- Improve storm water drainage capacity
- Remove island located at end of cul-de-sac to meet municipal standard
- Remove debris from existing ditches and improve local drainage conditions
- Install street lights to meet municipal level illumination criteria
- Peaks Road will be reinstated, or improved with funding from Neighbourhood of Delphi Point Developer

- NOTES**
- ◇ PROVIDE LUMINAIRE AND ARM MOUNTED ON EXISTING WOOD POLE REFER TO DETAIL 3123
 - ◇ PROVIDE NEW LUMINAIRE, ARM, AND NEW POLE, REFER TO DETAIL 1125
 - ◇ FINAL CONNECTION OF NEW STREET LIGHT CABLE TO EXISTING POLE LINE BY HYDRO ONE
 - ◇ REPLACE POLE AND MOUNT NEW LUMINAIRE AND ARM
- LEGEND:**
- ◇ EXISTING PROPOSED STREET LIGHT LUMINAIRE AND ARM, MOUNTED ON EXISTING WOOD POLE (TYPICAL) REFER TO SITE PLANS FOR LAMP MOUNTAGE REFER TO DETAIL 1125
 - ◇ EXISTING PROPOSED STREET LIGHT LUMINAIRE, ARM AND CONCRETE POLE (TYPICAL) REFER TO SITE PLANS FOR LAMP MOUNTAGE, REFER TO DETAIL 1125
 - PROPOSED STREET LIGHT CABLES AND 33mm² CABLES (TYPE 902) TRUNCS BY ELECTRICAL CONTRACTOR REFER TO DETAIL 1125
 - EXISTING POLE
 - PROPOSED UNDERGROUND ROAD CROSSINGS, DUCT BANK (1/2" 3 DUCTS (TYPE 902) FOR STREET LIGHT CABLES (LINE SPAN)
 - DUCT BANKS TO BE INSTALLED BY CIVIL CONTRACTOR
 - REFER TO DETAIL 2123
 - TYP TYPICAL



1 ELECTRICAL SITE PLAN - LIGHTING LAYOUT

E1 SCALE: 1:750

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2. The contractor shall verify all dimensions, levels, and details on site and report any discrepancies or omissions to the engineer prior to construction.

3. This drawing is to be used as a construction specification with all other drawings and specifications for this project.

ELECTRICAL ENGINEERS (Lic. No. 19281)

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NO.	REVISIONS	DATE	INITIAL
2	REVISED AS PER TOWN COMMENTS	12/06/09	S.M.
1	ISSUED FOR TOWN REVIEW	12/05/14	S.M.

APPROVED

WENSLEY DRIVE STREET LIGHTING
 TOWN OF THE BLUE MOUNTAINS

SITE PLAN - STREET LIGHTING
 LAYOUT

C.C. Tatham & Associates Ltd.
 Consulting Engineers

Collaborator	Engineer	Drawn	Revised

SCALE AS SHOWN

DESIGN: DM	CHECKED: GGR	JOB NO.:	111183-1
DRAWN: DM	DATE: MARCH, 2012	DWG.:	E1

Resident Concerns Addressed

- Light pollution
 - Specified fixtures minimise levels of light cast sideways and upwards – “Dark Sky” compliant
- Rural character
 - Area zoned Residential Infilling - Section 7.2 (3) of Official Plan states municipal roads to be constructed to Town Eng. Stds.
 - Rural residential is a subjective assessment
- Architectural / decorative fixtures
 - Used if developer paid or other funding source

Options

1. Status Quo – install lighting as proposed
2. Not install pole mounted lights from contract
 - Pay re-stocking; or
 - Place in inventory – pay purchase price of lighting less installation cost plus contractor markup
3. Remove erected poles and lights
 - Option 2 costs plus pay removal costs
4. Install, observe and re-assess in spring

Recommendation

- Staff recommend Status Quo
- Reasoning
 - Safety (accidents and personal)
 - Liability
- Minimise “throw-away” cost
- Equivalent Level of Service with other areas of Town
 - Some oppose lighting but others will welcome added safety and security