

ITEM 8
MANAGER'S REPORT NO. 30
COUNCIL MEETING 1979 04 17

RE: LETTER FROM MRS. ROSE ISMAN AND MRS. WINNIFRED D'ALTROY
WHICH APPEARED ON THE AGENDA FOR THE 1979 MARCH 26 MEETING
OF COUNCIL (ITEM 4h)
ORNAMENTAL STREET LIGHTING ON EDINBURGH STREET

Appearing on a recent agenda was the attached letter from Mrs. Rose Isman and Mrs. Winnifred D'Altroy regarding ornamental street lighting on Edinburgh Street. Following is a report from the Municipal Engineer on this matter.

RECOMMENDATION:

1. THAT the recommendations of the Municipal Engineer be adopted.

* * * * *

TO: MUNICIPAL MANAGER 79 03 30
FROM: MUNICIPAL ENGINEER
SUBJECT: ORNAMENTAL STREET LIGHTING ON EDINBURGH STREET

RECOMMENDATIONS:

1. THAT the street lighting on Edinburgh Street remain unchanged.
2. THAT Mrs. Isman and Mrs. D'Altroy, 3890 Edinburgh Street, Burnaby, B.C., V5C 1R6, be sent a copy of this report.

REPORT

As a result of the letter dated 79 03 04 from Mrs. R. Isman, and Mrs. W. D'Altroy, both residents of Edinburgh Street, we have prepared the following report.

In this letter, Mrs. Isman and Mrs. D'Altroy expressed three complaints against the ornamental street lighting on Edinburgh Street that was energized on 77 07 12. The first is the spoiling of their view of Burrard Inlet and the mountains at night, the second is the glare that is seen when looking at the lamps and the third is the light that shines in their windows from these lamps.

As mentioned in the letter, these problems were discussed with the Engineering Department when the lights were first installed.

In the present letter, two solutions to these problems are mentioned. The first is the installation of hooding devices on the luminaires.

These hoods are intended mainly for use on higher wattage luminaires at greater mounting heights. Their effect is to direct some of the scattered light down to the roadway surface and reduce some of the intense glare associated with these high powered lights. The hoods are not commonly used in residential areas because the lower wattage luminaires do not produce much glare and an extra expense is involved in installing and maintaining them. For these reasons, as well as for the precedent that would be set with their use, the original request from these people for the installation of these hoods was denied.

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(cont'd)

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The second solution mentioned is the use of shorter poles with the hopes of increasing the nighttime view and reducing glare.

The reasons for not installing shorter post top poles at the time of installation have been quoted from Page 2 of the attached letter, dated 77 07 25, to Mrs. D'Altroy from the Municipal Engineer.

"With regard to the third suggestion, i.e. - to utilize a different design of street light pole, I have given this matter a great deal of consideration and I have come to the conclusion that we can not accede to your request for the following reasons:

1. Installing a different design of pole for the one block in a project comprised of approximately 45 blocks in total, would cause the appearance in this one block to stand out markedly different than the remaining 44 blocks.
2. The real test for the validity in a change of standard specifications within what was intended to be a homogeneous single-entity area is whether or not the change could be passed on to any other part of the area upon request from the abutting owners. It is clear to us that we could not support such a policy because of its excessive cost and because of the difficulty in controlling it.

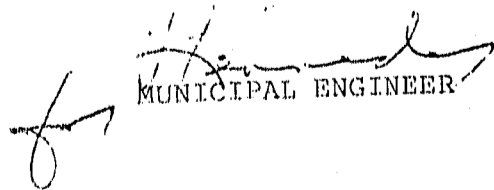
Generally, the adoption of a standard specification for a project results in a general benefit to the area being served but the inherent result is that each segment, becoming an integral part of the whole, must accept the standard specification set."

A return visit was made to the area on 79 04 10 to check on the height of the luminaires as they relate to the windows of the complainants' homes. While Mrs. Isman was not home we were able to ascertain that the luminaire was slightly above eye level if one was seated in the front room. Mrs. D'Altroy was home so we were able to observe the luminaire from inside the house and it was our opinion as expressed to Mrs. D'Altroy that the requested hoods would do little to resolve their complaint as the luminaire was above eye level to a person sitting in the front room.

We also wish to add that the shorter 20 foot poles with post top mounted luminaires are only used in a number of special applications in Burnaby. These applications include walkway lighting and traffic island lighting. They are not really designed for use as roadside lighting because the luminaire is designed to throw light in a circular pattern. If used in a roadside application such as on Edinburgh Street, half of the light would shine directly onto the adjacent property. Also if used on Edinburgh Street, reducing the height of the lamps by 5 feet would not bring them below the level of the main floor windows. Glare from the lamp would actually increase because the refractor or lens on the luminaire is cylindrically shaped which means the lamp is clearly visible from all sides.

For the above reasons we can not recommend the use of these poles in a standard residential application.

Although we can appreciate the concerns of Mrs. Isman and Mrs. D'Altroy regarding their decreased view and the extra light shining in their windows, there is no form of street lighting presently available that will effectively light up the street and not produce these side effects.


MUNICIPAL ENGINEER

RB/ch
Att.
c.c. () Traffic Supervisor
() Design Engineer
() Solicitor

CORRESPONDENCE AND PETITIONS
Regular Council Meeting
1979 March 26

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3890 Edinburgh Street,
Burnaby, B. C. V5C 1R6.
March 4, 1979

(298-8935)



Mayor and Council:
Burnaby Municipal Hall,
4949 Canada Way,
Burnaby, B. C.

Dear Sirs:

It has been a year now since the so-called "ornamental" lighting was installed on Edinburgh Street and we are writing to bring to your attention our unhappy experience of living with ugly glaring lights, planted at eye-level, immediately in front of our homes.

The residents of our street bought on this slope because of the lovely Burrard Inlet and mountain view; aware of the many inconveniences and drawbacks of such a location; such as difficulty of access in the winter and the necessity of climbing steep steps, but willing to put up with them for the sake of the view. Now this view has been spoiled by the installation of freeway lighting. Its glare makes it impossible to look out of windows without suffering severe eye strain, necessitating the drawing of drapes as early as four or five o'clock in the afternoon during the winter months. We are now deprived of what used to be called "a million dollar view"!

Before the lights went in the residents had a representative from the Engineering Department call on several homes, and it was pointed out to him why we objected to the proposed lighting. A petition was circulated and delivered to the Clerk's Office showing that the majority of the residents did not favour the lighting. After its installation we again wrote the Engineering Dept. asking that some type of a hooding device be attached, at least, to keep the glaring rays from beaming into our windows. Their reply said this could not be done, the reason being that such action would set a precedent. Does not the wanton destruction of a valued view ~~not~~ set a precedent?

We would appreciate your giving this matter your consideration which we hope will lead to approval of some modification of our present street lighting. Surely the expense would be negligible compared to the resulting benefits. An injustice has been perpetrated against the residents of Edinburgh Street by the indifference of the Engineering Dept. We trust the Council will see fit to correct this injustice, with shorter, prettier posts.

Very truly yours, (Mrs. Rose Isman)

(Mrs) Rose Isman

- AGENDA 1979 03 26

- COPY-MANAGER

- ENGINEER (FOR REPORT)

(Winnifred E. Daltroy)

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25 July, 1977.

Mrs. D'Altroy
3860 Edinburgh Street
Burnaby, B. C.

Dear Mrs. D'Altroy.

Re: Street Lighting - Edinburgh Street.

I told you during our recent telephone conversation that I would be writing to you to tell you the results of my investigation into the various comments and suggestions which you and your neighbours had made to Mr. M. C. Sinclair on his visit to your homes.

The comments and suggestions, in essence, revolved into your request to have the Corporation consider one or more of the following matters concerning the recently-constructed Street Lighting Project in your area and more specifically, on Edinburgh Street:

1. To not "energize" the street lights in your block i.e. - to not turn on the power.
2. To entirely remove the street lights in your block i.e. - the poles, the luminaires, and possibly even the bases.
3. To install a different design of street light pole. One of the suggestions was to consider using a somewhat shorter pole, perhaps of the type known as post-top lighting.

During our recent telephone conversation, I advised you that I had spoken to the Municipal Solicitor regarding points (1) and (2) and that he had advised me that we could not "vary" the works within a specific Local Improvement Project. In this regard, you will know that the Local Improvement Lighting Project was initiated as an Area Project with limits extending from the lane north of Dundas Street to the lane north of Edinburgh Street and from Boundary Road to Willingdon Avenue. The Municipal Solicitor has advised that all works called for in the given area must be constructed to the standard and extent set out at the time of the Corporation sending out Initiative Notices to the affected property-owners. Once construction has been started, for which a "Construction" Bylaw has been duly approved by Council, it is not possible to amend or alter the limits or nature of the work.

With regard to the third suggestion, i.e. - to utilize a different design of street light pole, I have given this matter a great deal of consideration and I have come to the conclusion that we can not accede to your request for the following reasons:

1. Installing a different design of pole for the one block in a project comprised of approximately 45 blocks in total, would cause the appearance in this one block to stand out markedly different than the remaining 44 blocks.
2. The real test for the validity in a change of standard specifications within what was intended to be a homogeneous single-entity area is whether or not the change could be passed on to any other part of the area upon request from the abutting owners. It is clear to us that we could not support such a policy because of its excessive cost and because of the difficulty in controlling it.

Generally, the adoption of a standard specification for a project results in a general benefit to the area being served but the inherent result is that each segment, becoming an integral part of the whole, must accept the standard specification set.

I am sorry that I was unable to come up with an affirmative reply to your request.

Yours truly,

EEO
F. E. Olson, P. Eng.
MUNICIPAL ENGINEER

EEO:oj

cc: () Municipal Solicitor