

ITEM 7
MANAGER'S REPORT NO. 17
COUNCIL MEETING 90/03/05

RE: LETTER FROM MR. WAYNE NELSEN ON BEHALF OF RESIDENTS AND PROPERTY OWNERS
ON NORTHVIEW COURT WHICH APPEARED ON THE AGENDA FOR THE JANUARY 08
COUNCIL MEETING (CORRESPONDENCE ITEM 13)
NORTHVIEW COURT STREET LIGHTING LIP

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 FEBRUARY 21
FROM: DIRECTOR ENGINEERING
SUBJECT: NORTHVIEW COURT STREET LIGHTING LIP
PURPOSE: To advise Council of actions taken in response to the concerns expressed by Mr. Wayne Nelson of 4670 Northview Court in his letter dated 1989 December 15.

RECOMMENDATIONS:

1. THAT the lighting on Northview Court be installed in accordance with the original design spacing as indicated on Exhibit 1.
2. THAT flat lenses be installed on the three luminaires on Northview Court in place of the standard refractors.
3. THAT the residents and property owners on Northview Court be sent copies of this report.

REPORT

BACKGROUND

Appearing on the agenda for the Council meeting on 1990 January 08 was a letter from Mr. Wayne Nelson of 4670 Northview Court requesting that the proposed street light pole in front of his property be moved one lot to the west. Mr. Nelson also mentioned that he had been advised that Municipal staff were investigating the possibility of providing some means of reducing the light scatter and glare produced by the luminaire. This letter was referred to the Director Engineering for report.

REVIEW OF LENS TYPES

In an effort to retain the optimum design spacing as indicated on Exhibit 1 and satisfy Mr. Nelson's concerns, staff reviewed the types of refractors (lenses) and shields available from the luminaire manufacturers. We found that no shields were available for the type of fixture being used but two lens options were available to reduce glare and light scatter. We acquired and evaluated both options and determined that the best light cut-off was provided by a flat polycarbonate lens. This lens was installed in a 100 watt high pressure sodium vapour fixture, as would be used on Northview Court, and was mounted on an existing 9m pole on Oakland Street adjacent the stairway at the north end of Waltham Avenue. This location, indicated on Exhibit 2, was chosen to allow Mr. Nelson to view the altered fixture from different elevations to simulate, as close as possible, the appearance from the deck and main floor of his house.

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A member of our staff met with Mr. and Mrs. Nelson on the evening of 1990 January 23 and escorted them to the site of the sample fixture. Mr. and Mrs. Nelson requested a few days to examine the fixture on their own time. Several days later, Mr. Nelson met with the Director Engineering stating that although the flat lens would solve the problem associated with the view from his deck, it would not alleviate his concern regarding light shining into his living room bay window where the family spends much of their time. The living room is on the main floor level below the level of the deck and on the east side of the house. Mr. Nelson indicated that he would still prefer to have the pole relocated. The sample fixture is still in place should any Council member wish to view it.

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REVIEW OF POLE LOCATIONS

Upon further discussion with Mr. Nelson, a revised design was developed to reflect the shifting of all three lamp standards on this street one lot to the west. Although this would compromise the original design standards, the lighting would still be uniformly distributed on the street. A diagram was prepared, Exhibit 3, and distributed with a cover letter seeking comments or objections from the residents and property owners on Northview Court. Two property owners contacted the Engineering Department stating their objections to having the poles moved from the original design locations. One of these owners, Mr. Hugh Brown of 4641 Northview Court, has stated his objections to Council in a letter appearing elsewhere in this agenda. No other objections have been received.

CONCLUSION

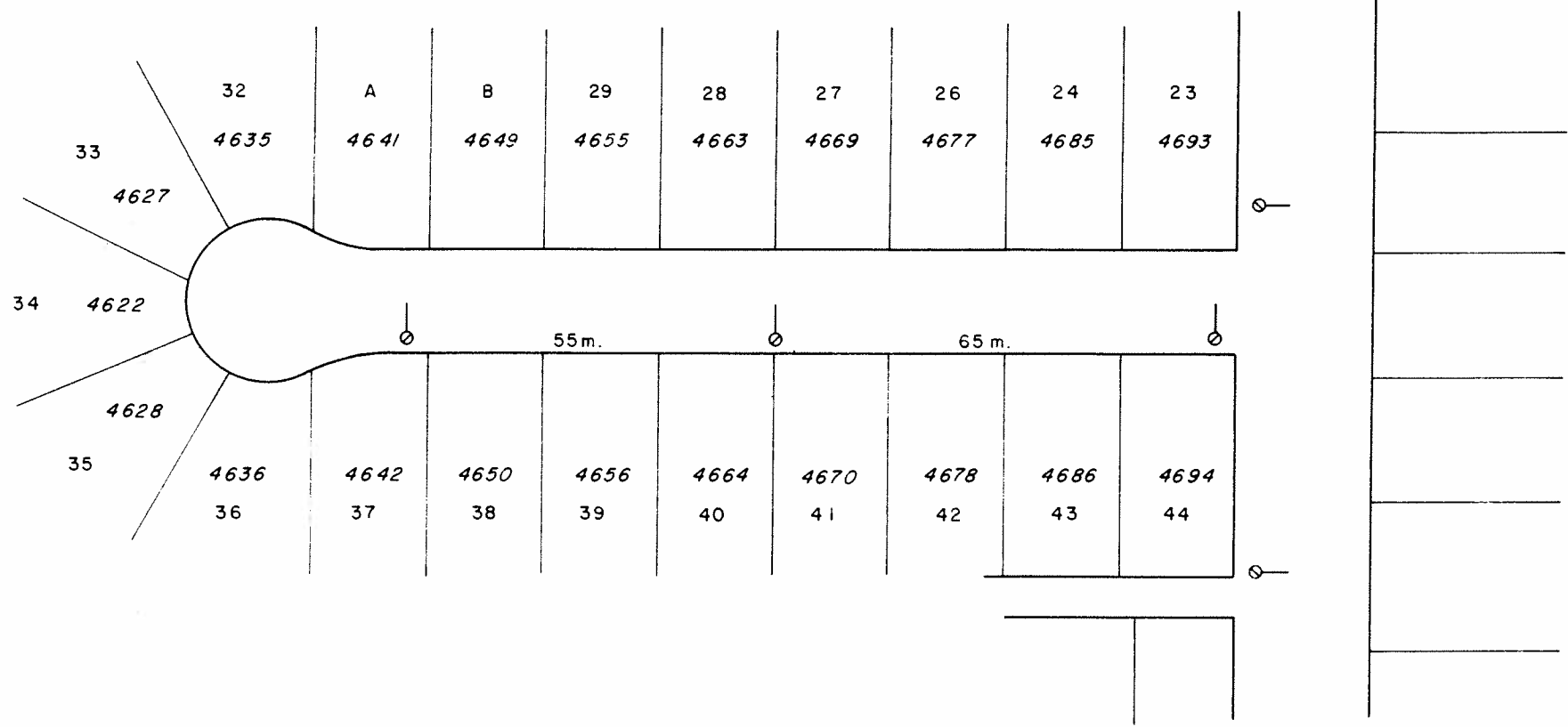
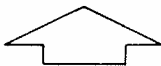
We have examined different lens options for the fixtures to be used on Northview Court. The flat lens proposed is very effective in removing much of the glare and light scatter produced by the fixture, however this was not a completely satisfactory resolution to the concerns expressed by Mr. Nelson.

We then approached the residents of Northview Court with a proposal to shift all three lights one property to the west. Two objections were received to this proposal. The revised design was prepared in an attempt to achieve a solution which was mutually agreeable to all residents on the block. However in consideration of the subsequent objections by residents to these revised locations, staff are left with no alternative other than to recommend that the lighting be installed in accordance with the original design indicated on Exhibit 1. This spacing provides the best light distribution for the block. To minimize the effect of the light on Mr. Nelson's residence and to provide a uniform appearance to the lighting in this block, we have also proposed that flat lenses be installed on all three of the fixtures.


DIRECTOR ENGINEERING

RB:je
Attach.

cc: Traffic Supervisor



SUSSEX AVENUE

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NORTHVIEW COURT

"EXHIBIT ONE"

ORIGINAL DESIGN LOCATIONS

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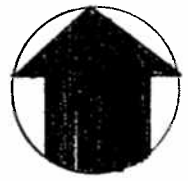
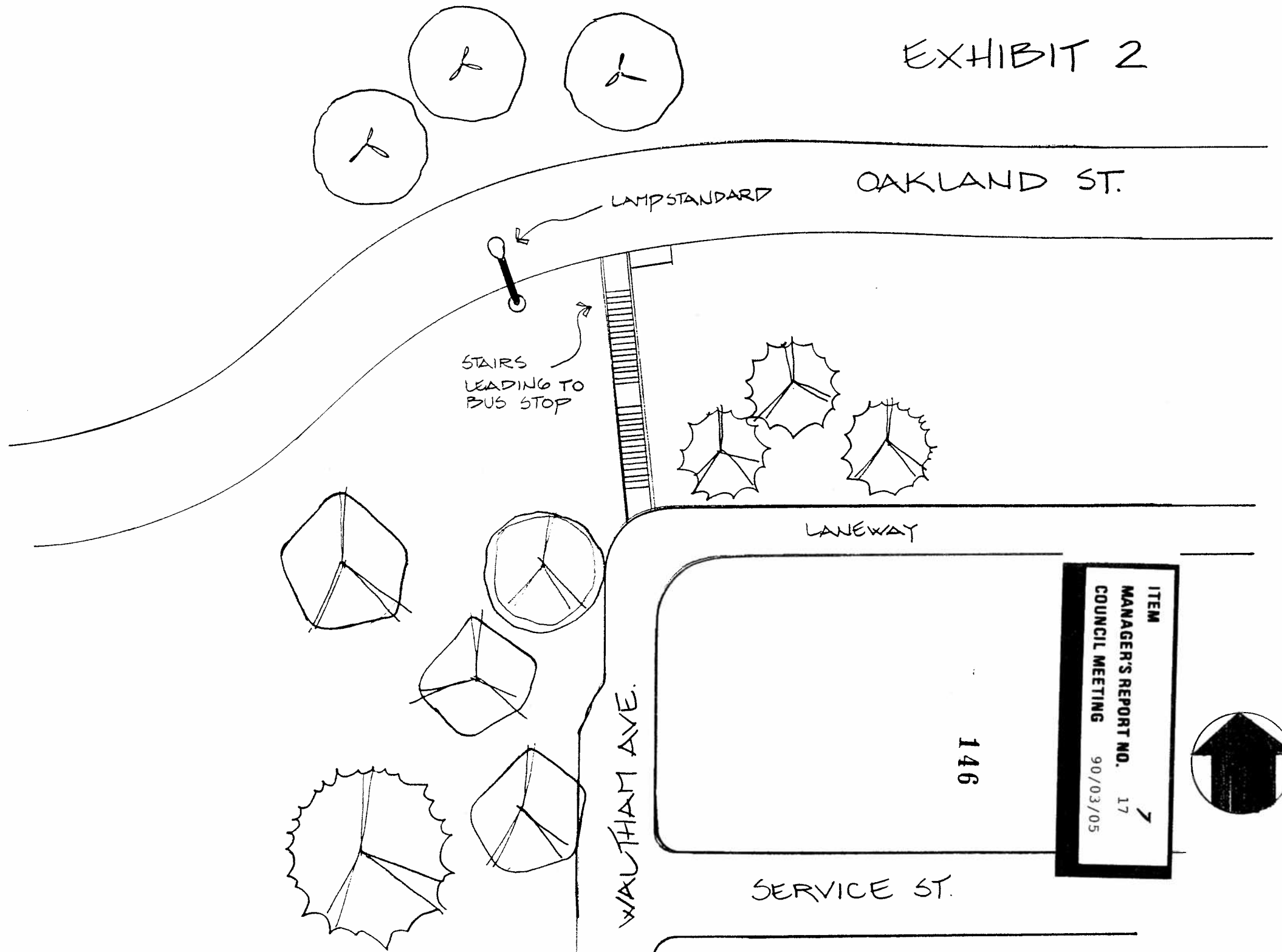
NO.	DATE	REVISION



PROPOSED STREET LIGHT
 POLE LOCATIONS ON
 NORTHVIEW COURT

DESIGNED BY:	SCALE: 1:1000
DRAWN BY: TS	DATE: 89-12-27
CHECKED BY:	L - 2182
APPRV'D BY:	

EXHIBIT 2



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SERVICE ST.

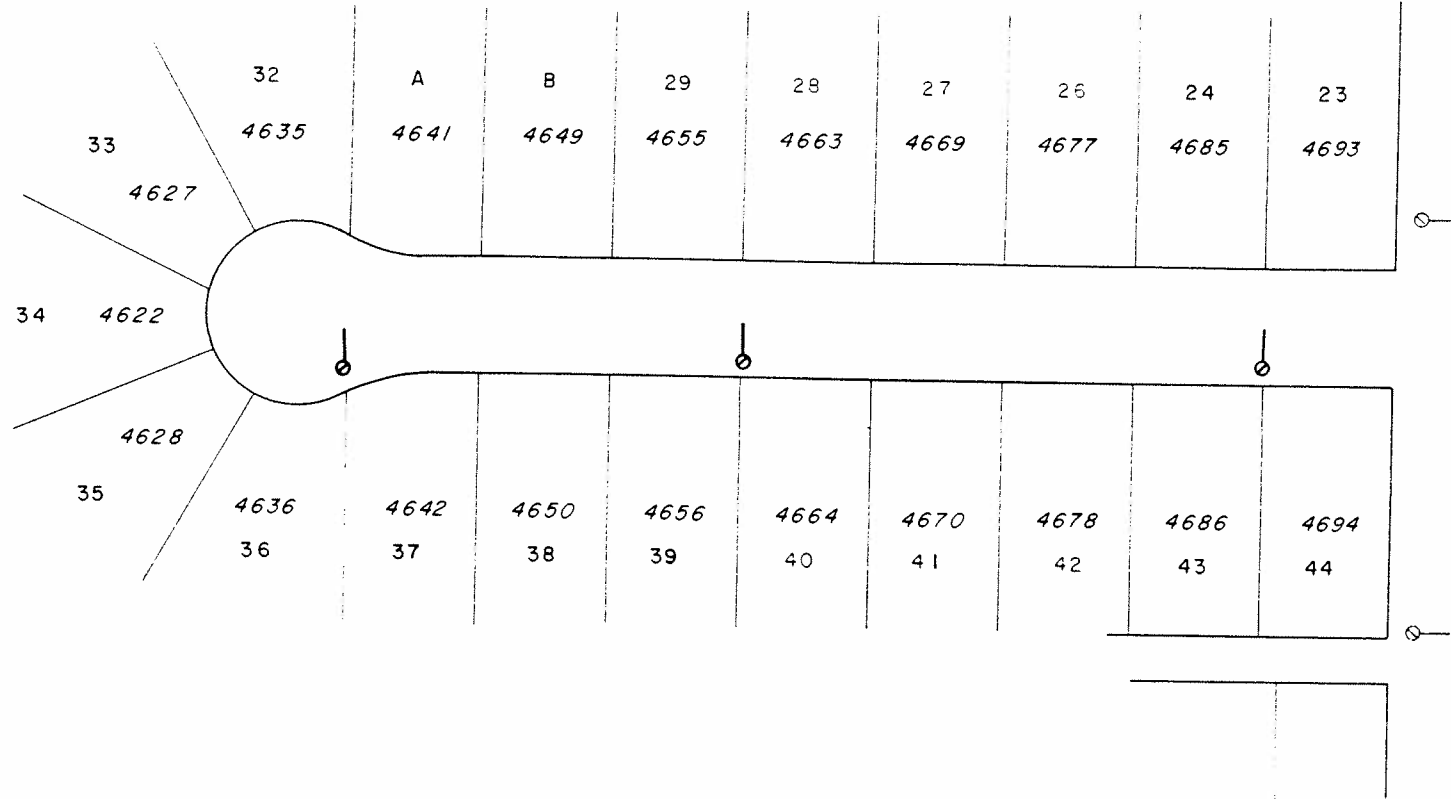
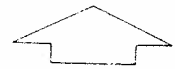
WALTHAM AVE.

LANEWAY

OAKLAND ST.

LAMP STANDARD

STAIRS
LEADING TO
BUS STOP



NORTHVIEW COURT

"EXHIBIT THREE"

REVISED DESIGN LOCATIONS

SUSSEX AVENUE

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NO.	DATE	REVISION

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THE CORPORATION OF THE DISTRICT OF
BURNABY
ENGINEERING DEPARTMENT

PROPOSED STREET LIGHT
POLE LOCATIONS ON
NORTHVIEW COURT

DESIGNED BY:	SCALE: 1:1000
DRAWN BY: T S	DATE: 90-01-24
CHECKED BY:	L - 2182-A
APPR'D BY:	