Town of Qualicum Beach M E M O R A N D U M

FOR: Special Council Meeting DATE: April 19, 2023

TO: Mayor and Council FROM: CAO Lou Varela

SUBJECT: BC Hydro Streetlight Conversion

RECOMMENDATION:

WHEREAS Council wishes to address complaints about light trespass created by leased BC Hydro streetlights onto private property;

THAT Council provide direction to staff to replace streetlights identified by public complaint, up to and including February 28, 2023, as identified on Attachment 1 to this Memorandum dated April 19, 2023;

THAT Council provide direction to staff on the replacement of specific lights identified in Figures 1 through 18, as identified on Attachment 2 to this Memorandum dated April 19, 2023.

BACKGROUND

At the February 8, 2023 regular meeting, Council provided the following direction to staff:

WHEREAS at the October 27, 2021 Regular Meeting, Council previously directed "THAT the Town work with BC Hydro to mitigate the current locations identified by residents as problematic by either reducing the wattage; davit arm orientation/location; shielding or by any other means necessary"; and

WHEREAS Town Staff have requested BC Hydro inspect the problematic streetlights resulting in BC Hydro asserting that each of these streetlights is properly installed;

THEREFORE, BE IT RESOLVED, THAT, without further delay, the Town work with BC Hydro design crews to replace the streetlights identified as problematic by residents to LED streetlights of 3000K and 39W, except those on arterial routes;

AND FURTHER THAT, when replacing the problematic streetlights, BC Hydro design crews be directed to consider additional solutions for each problem light, such as shielding, changes to davit arm length, orientation, and location, or other means necessary, in order to reduce light trespass onto private properties;

AND FURTHER THAT staff be directed to continue accepting streetlight complaints from residents experiencing light trespass until February 28, 2023, and that streetlights identified by the February 28, 2023 deadline, except those on arterial routes, be included for replacement;

AND FURTHER THAT funding to replace the streetlights be included in the 2023 budget; AND FURTHER THAT a second final intake of complaints be accepted until August 31, 2023.

Note – As per the Council resolution of February 8, 2023, BC Hydro has confirmed that shielding as a possible solution is not available. Additional solutions such as changes to davit arm length, orientation, location, or other means to further mitigate light spill may or may not be possible, due to physical obstructions such as overhead wires, etc., and if requested, would come at additional costs as per BC Hydro's standard charges.

Council's direction provided for two intake periods for complaints related to streetlights – the first intake closed at the end of February 2023 and the second intake remains open until the end of August 2023. Council's notification extending the intake until the end of February resulted in numerous requests for multiple streetlight modifications from single residences. As these requests may impact surrounding properties, staff are seeking additional direction from Council. This request for additional direction seeks to confirm Council's intention on whether the issue of light trespass is determined as resulting from a streetlight located immediately adjacent to the residence generating complaint, or another direction as Council determines most appropriate.

In the first intake, 118 streetlights were identified:

- 59 lights generating individual complaints. These lights are provided in a map for Council's formal endorsement (See Attachment 1).
- 51 lights generating complaints were as a result of 18 complainants with multiple requests (see Figures 1-18 attached to this Memorandum as Attachment 2). Council direction is being sought on how to address these specific 18 complaints which involve multiple lights not necessarily located immediately adjacent to the residence from which the complaint has been generated.
- 8 lights generating complaints are located on arterial roads. No action will be taken.

Note - Figures 1 through 18, are unique to a single corresponding complainant. If a light submitted in a "multiple light complaint" was also identified by another complainant located immediately adjacent to the subject light, the light was removed from the list for which additional Council direction is being sought.

PURPOSE

To seek Council's direction on:

- Endorsement of the Map included in the Memorandum as Attachment 1; and,
- Direction for each of the "multiple light" complaints received from property owners whose residence is not necessarily located immediately adjacent to the subject light of complaint, included in this Memorandum as Attachment 2.

DISCUSSION

Given Council's decision making at the February 8, 2023, regular meeting, which directed staff to proceed with streetlight change out in consideration of identified liability risk, a separate memorandum on recommendations for risk mitigation will be provided to Council at an upcoming meeting date.

SUMMARY

Since receiving Council direction to undertake streetlight replacement, staff have undertaken extensive work to collate and organize all relevant data, create mapping, undertake analysis of complaints including confirming resident's intent, and negotiate with BC Hydro on cost. The results of that work are before Council to assist in their decision making, and to provide clarity of the matter to the public with regards to which streetlights are being replaced.

Note that the timing of next steps (undertaking streetlight replacement) will be determined solely by BC Hydro. The Town has no authority to undertake this work on BC Hydro's infrastructure (streetlights). Staff will ensure that BC Hydro is aware that Council considers the change out of streetlights to be time sensitive.

FINANCIAL IMPLICATIONS:

BC Hydro has confirmed that it is prepared to offer a maximum of 99 light exchanges at a cost of \$500 per fixture (including tax). A place-holder of \$100,000 has been included in the Town's 2023 budget for the streetlight replacement project. Should the second intake of light complaints require expenditure beyond this amount, staff will seek additional Council direction at that time. BC Hydro has indicated the second intake for streetlight changeouts will be charged at the posted BC Hydro rate of \$1,750 per light.

Respectfully submitted by:

Lou Varela, CAO Beb Weir, P.Eng.

Report Writer Director of Engineering &

Capital Projects

Attachment 1: Streetlights Identified by Complaint

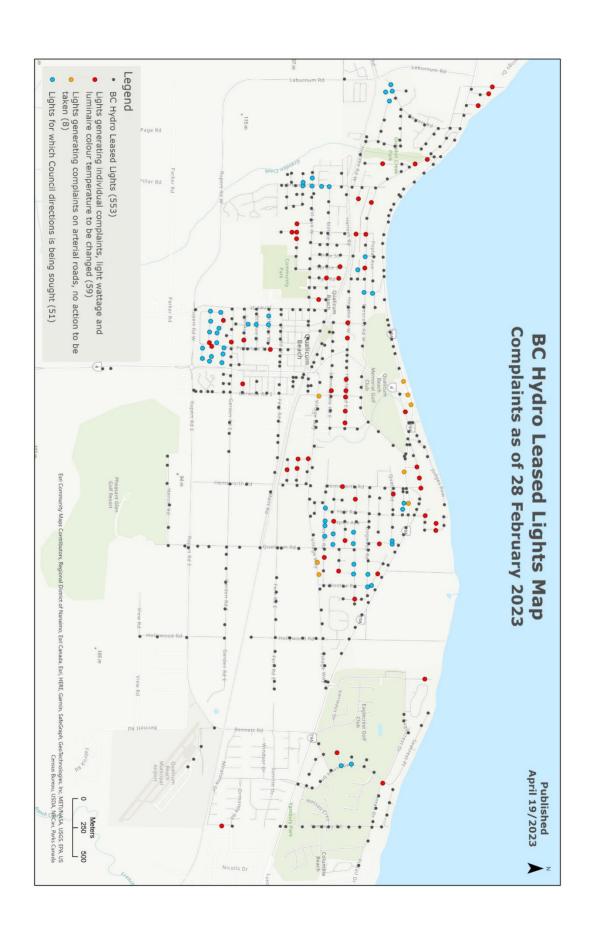


Figure 1 - Eaglecrest Dr.

Figure 3 - Fourth Ave W

30

790 RAV S



(310 is already 39W 3000K) Figure 5 - Crescent Rd W Figure 7 - Quatsino Rdf Figure 6 - Qualicum Rd Figure 8 - Chester Rd















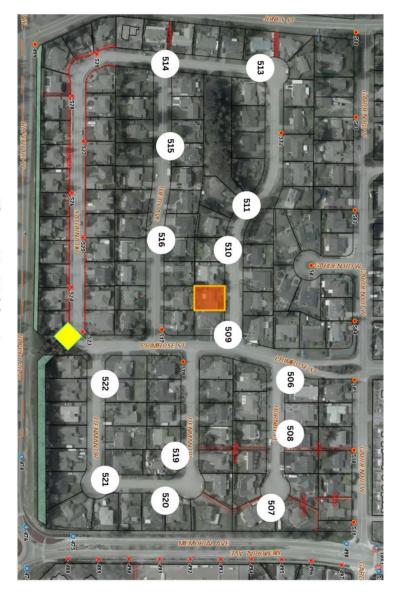


Figure 18 - Valdez Ave