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**To:** Mayor and Members of Council  
**From:** Stephen Brake, Director of Public Works  
**Date:** November 19, 2021  
**File No.:** S-C-2007-0005 Northglen East Phase 3  
**Re:** Streetlight relocation at 23 Harry Lee Crescent (Lot 12)

At the Joint Committee Meeting held on Monday, October 25, 2021, Council passed resolution JC-043-21. This resolution referred the delegation request of Ms. Renata Young to relocate the streetlight at 23 Harry Lee Crescent to staff.

It should be noted that this specific request was previously denied by the Public Works Department due to the fact that the streetlight has been installed in the correct location as per the approved Subdivision Engineering Drawings.

Subject to Council's direction, however, staff have reached out to the Developer to request the relocation of the streetlight at their cost. The Developer declined and stated the following:

*The streetlights and the photometrics were all installed according to the approved plans for the subdivision. The home purchaser has been informed of this by both the builder and our engineer.*

*They elected to add the 3 car garage which the builder agreed to do. It would be a builder /purchaser decision to pay for moving the light standard and not something that I would be willing to bear the cost for.*

*If the homeowner and builder want to proceed with this it would be up to them to get all the approvals required to move forward.*

Staff also reached out to the Builder. The Builder declined and stated the following:

*I explained to Tony that this customer asked for an additional optional rear porch. In order to accommodate this request we had to flip the house over on the lot thus the pole issue with the driveway. This house was originally sited to have the driveway on the north side of the lot, not where it is currently on the south side. I believe it was the right move to allow this to happen as the outdoor amenity space at the rear of the house with the treed lot that these people have is an exceptional feature rarely found in subdivision settings like ours. We also had a site meeting with Biddle*

*engineering representatives, myself and the homeowners after they had moved in. Because of the pie shaped lot that they are on, we explained that if the driveway was to come out in a straight line from the south edge of the 3<sup>rd</sup> garage bay, which I believe is what they would prefer, then the driveway would actually encroach over their south lot line onto the neighbouring property and that is not allowed. We tried to accommodate their concerns by opening up the curb cut slightly to help reduce the bend in the driveway, still maintaining the required 1 meter clearance to the pole, but that was all that was possible at this time.*

Staff have estimated that the approximate cost to relocate the streetlight is within the range of \$10,000 to \$15,000. From a preliminary review, the streetlight could be relocated approximately 2 feet (0.6 metres) from the property line to the right as shown in Figure 1 below. The allowable offset would need to be confirmed by the photometrics plan to confirm that appropriate light coverage is maintained within the Right-of-Way. The estimated cost would include updates and approvals to photometric drawings, cost of mobilization to relocate the pole, additional curb cut, additional driveway paving and restoration of the boulevard. The adjacent residents at 19 Harry Lee Crescent have been contacted by Staff to confirm that they have no issues with relocating the streetlight further south to be more in front of their porch.



Figure 1: Photo of streetlight at 23 Harry Lee Crescent

Staff have recently followed up with Ms. Young now that the boulevard work has been completed. The residents have confirmed that they are still not satisfied. They have requested that the Municipality investigate the option to draw on securities to pay for the cost of the relocation.

Currently, the Municipality has a letter of credit for the Subdivision. A security has been collected for the streetlights at \$2,850 per streetlight. Drawing on these funds, however, is not an option as it would be in contravention of the approved work that the Developer has completed.

As previously noted, staff do not support the relocation of the streetlight, however, direction is being sought from Council on implementing one of the following options in an effort to finalize this matter:

1. Maintain the status quo
2. Require that the resident pay for the streetlight re-location
3. Provide unbudgeted Municipal funding to relocate the streetlight

Regards,

A handwritten signature in blue ink, appearing to read "S. Brake".

Stephen Brake  
Director  
Public Works

SB/KR

cc: Tony Ricciardi, Manager of Infrastructure, Public Works  
Karen Richardson, Manager Development Engineering, Public Works