Frequently Asked Questions

Massey Victory Heights Lighting Replacement

1. What is the scope of the project and what is the timeline?

The original scope of this project is to replace all existing post top lights in the Massey Victory Heights (MVH) area. This year, we will be working on site 1 and 2, as shown in the Project Map. Covered area is from McBride to Chilliwack St / East Tenth Ave to East Eighth Ave. The lighting replacement will continue in the remaining sites once sufficient budget is available for construction. Construction is expected to begin in late May and continue through October, starting at site 1 and progressing eastward.

2. Why is the project being actioned now, prior to other lighting and engineering projects?

The Electrical Operations team has advised that the current electrical system in Massey Victory Heights is no longer maintainable, as it is failing and does not meet current City standards. A complete infrastructure replacement is required due to critical safety concerns.

3. How did the City determine that each of the components, particularly the poles, were end of life?

Non-precast concrete bases are failing, and associated components (anchors, wiring, and bolts) are no longer replaceable or compliant with current standards. The parts used to maintain the existing posts are obsolete, and the City no longer stocks them, as they are not part of our current engineering standard.

4. What is wrong with the existing infrastructure, why can't we simply replace like for like?

The current fixtures, poles, and conductors are at the end of their service life, and replacement parts are no longer available or supported under current City standards. The wiring in the neighborhood is direct buried and therefore cannot be replaced without digging it all up.

5. What is the specification for the new lighting for Massey Victory Heights?

The City undertook a heritage assessment to evaluate the existing lighting infrastructure and its historical significance. Based on the findings of the heritage assessment, along with input received through MVHRA consultation and the workshop process, the following lighting specification was selected - the Lumec

Omniscape S-OSP was the selected fixture, and the Aurora base was the selected service base.

The new street lighting specification was presented at resident association workshops for review and feedback. As a result, the pole height will range from 3.6 m to 4.6 m, depending on the terrain conditions. A powder-coated silver finish will be used for the fixture, while the pole and base will be black.

The City will refurbish and reinstall five existing lightings in selected locations along Churchill Avenue to preserve and commemorate the neighbourhood's the heritage character.

6. Will there be any impact on the trees during construction?

A tree management plan has been provided by the arborist, which identifies the critical root zones and recommends avoiding trenching behind the sidewalk in these areas. The contractor will use directional boring or trenching along the curb lane to prevent any damage to the trees. Trees will be monitored under the supervision of a certified arborist during construction.

7. What has been communicated to the community so far?

The City has been actively communicating with the resident association regarding the new street lighting type, and we have provided opportunities for the resident to vote for their preference. We are currently reviewing the contract for changes. Once it is completed, our contractor is planning to mobilize to Mott Crescent in late May.

Trenching will generally occur approximately 1.0 m behind the sidewalk, or within the curb lane depending on site conditions. In some cases, existing private installations within the City right-of-way may need to be temporarily removed or adjusted, with advance notice provided where applicable.