

REPORT

COMMUNITY SERVICES COMMITTEE

MEETING DATE: SEPTEMBER 16, 2019

FROM: Parks and Open Space Department

DATE: August 30, 2019

SUBJECT: Oakville Harbour West Shore Master Plan - Walkway Lighting

LOCATION: Tannery-Waterworks Park

WARD: 2

Page 1

RECOMMENDATION:

That the report from the Parks and Open Space department dated August 30, 2019 be received.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The Oakville Harbour West Shore Master Plan was approved by Council in Fall 2009 and began implementation in 2013
- The West Shore Master Plan is an important improvement for the Oakville waterfront.
- Through the planning stages of both the waterfront park redevelopment, and a Municipal Class EA process, pedestrian lighting has been identified as a key feature to the implementation of the Master Plan (MP)
- To date, 2 phases of the MP have been completed and staff are in the process of completing phase 3.
- The current phase of work includes the area from Tannery Park – Waterworks Park. The walkway lighting portion of the work has been put on delay due to the concerns of Walker Street residents.
- This staff report is responding to a Council approved Request for Report entitled Tannery Park/Waterworks Park Promenade Lighting Concerns.
- Walker Street residents are requesting pole mounted lighting be replaced with low bollard lighting along the stretch of walkway immediately behind and adjacent to their homes. The residents believe light, from the 15 ft. pole mounted lights will be intrusive to their homes. The prefer bollards replace the proposed 6 pole mounted lights in close proximity of their homes.
- Staff do not support the conversion of 15 ft pole mounted lighting to low bollard lighting for the promenade walkway as detailed in the report.

- Options for promenade lighting are presented to Council in the report, all which increase the cost of the project budget.
- Staff are recommending the lighting proceed in accordance with the current design and contract.

BACKGROUND:

Oakville is a waterfront community and the Bronte and Oakville harbours have always been referenced as the “jewels of the Town”. Both Bronte harbour and Oakville harbour public spaces are considered destination parks for residents and visitors. In the 1990’s and 2000’s, the Region and Town worked cooperatively to create a masterplan for the Bronte Outer Waterfront Park for a community focused and cohesive park and harbour area. That master plan was recently updated to further enhance community use and improve the connectivity and safety of the area.

The west side of 16 Mile Creek in downtown Oakville is composed of a number of parks that include Shipyard Park, Tannery Park, Walker Street Promenade and Waterworks Park. Those parks, along with Lakeside Park, Erchless Estate on the east side of the Sixteen Mile Creek form the Oakville harbour waterfront.

For many years, these waterfront parks along the west side of the 16 Mile Creek had been treated as separate and distinct public spaces. Some landscape and at shore walkway improvements were undertaken in Shipyard Park including the installation of pedestrian scale lighting, primarily intended for the benefit of boating customers by the Harbours team. Other works included minor landscape improvements at the top of the hill at Tannery Park as a floral and seating area. A set of stairs was built to connect Walker Street Promenade and Waterworks Park. The Oakville Yacht Squadron licensed lands were not publicly accessible. A narrow, discrete walkway connected Shipyard and Tannery Parks. The heritage Lyons Log cabin was situated in Shipyard Park with no identity or connection to its surroundings. There was no real public realm connectivity, symmetry or linkage along the west side of the Sixteen Mile Creek. Accessibility was also very poor and security issues were frequently raised by residents in many areas on the west side of the harbour.

With the elimination of Sharkey’s restaurant on the north side of Lakeshore Road at the Sixteen Mile Creek, giving rise to the high rise condominium development, it provided the opportunity for the Town to re-evaluate the design of the west Sixteen Mile Creek parklands, improve access to Shipyard Park and connectivity between the disparate parcels of parkland. The lower parklands were previously accessed by large wooden stairs on both sides of Lakeshore Road. These stairs were reaching the end of their life cycle, and closed each winter for safety reasons.

From: Parks and Open Space Department
 Date: August 30, 2019
 Subject: **Oakville Harbour West Shore Master Plan - Walkway Lighting**

In September 2007, the Town identified that the design of the west shore of Oakville Harbour and adjacent parks - Shipyard Park, Tannery Park, Walker St. Promenade, and Waterworks Parks, needed to be updated. The Town recognized that a creative solution needed to be developed for the community that would provide unity and one cohesive identity to four separate public spaces. The goals of the Oakville Harbour West Shore Master Plan were as follows:

- Develop a Waterfront Park with a sense of permanence and importance;
 - Improve visual access to the water's edge, and create spaces that celebrate the creek and Lake Ontario;
 - Develop creative and innovative detail design solutions which pay homage to the spirit of Oakville harbour's past, present and future;
 - Use design detailing which respects the ambience and roots of Oakville harbour, and use interpretive elements which "tell the story" of the harbor;
 - Strengthen the connection and accessibility between the various parks and public access to the water's edge
 - Develop a truly 'multi-use' park which is adaptable, can accommodate change and projected future programming; including festivals and community events;
 - Create a more dynamic waterfront edge, and link tannery, Walker Promenade and Waterworks along the shoreline;
- Design with CPTED (Crime Prevention Through Environmental Design) principles to ensure a safe site;
- Develop effective signage appropriate for the park- way finding and interpretive, and develop common furnishing systems;
 - Improve the environmental characteristics and natural qualities of the site – including water quality (surface and subsurface) and drainage, improve the shoreline, enhance aquatic habitat, and protect the physical resources of the site;
 - Use a variety of plant materials that will provide diversity, and will be reminiscent of native plant material found along the water's edge where appropriate;
 - Create a more functional marina and boating centre which will be fully accessible to the public;

During the 2008 master plan process, there was extensive public consultation as well as individual meetings with the West Harbour Residents Association, Oakville Harbour Advisory Committee, and the Parks & Recreation Advisory Committee.

From: Parks and Open Space Department
Date: August 30, 2019
Subject: **Oakville Harbour West Shore Master Plan - Walkway Lighting**

Meeting notices were placed in the local newspaper, and residents within a minimum of 120 m of the project were contacted. The final master plan and report was adopted by Council in fall 2009.

The West Shore Master Plan is an important improvement for the Oakville waterfront. It is also noted as a recommendation within the 2012 Parks, Recreation and Libraries Facility Master Plan. The Master Plan began implementation in 2012, once again with significant public consultation. A summary of the public consultation is listed below;

- January 2008 – Master plan study initial site comments and public information
- June 2008 – Schematic presentation of harbours master plan
- Fall 2009 – Harbours master plan approved by Council June 25, 2013 – Phase 1 Public open house and consultation
- November 27, 2013 – First PIC meeting held for EA.
- June 25, 2014 – Phase 2 public open house and consultation
- September 30, 2014 – Second PIC meeting held for EA.
- October 28, 2014 – Meeting held with staff, Councillors, HRPS and Walker St. residents on slope and nuisance concerns in park.
- June 26, 2018 – Phase 3 public open house and consultation.
- May 2019 – Meeting with Walker St. residents on lighting concerns.

In 2012 Council approved funding for the first phase of redevelopment. The Parks and Open Space department secured a consultant through a RFP process that would be engaged to oversee the design and development for all phases. This allowed the project to be developed with one overarching framework and to ensure the goal of the 2008 master plan for a single connected waterfront park was fulfilled. Funding for subsequent phases would be approved separately. The Oakville Harbour West Shore Master Plan is attached for Council's information (please see Appendix A).

Phase 1

This phase concentrated on the redevelopment of Tannery Park, north of Walker St., as well as the relocation and restoration of the Lyon's Log Cabin. In June 2013, the Town conducted an open house and public consultation to allow the public to review the first phase of implementation of the master plan. Meeting notices were placed in the local newspaper, and residents within a minimum of 120 m of the

From: Parks and Open Space Department
Date: August 30, 2019
Subject: **Oakville Harbour West Shore Master Plan - Walkway Lighting**

project were contacted. During this open house, presentation, panels included a palette of site furnishings and type of lighting that would be used throughout all phases of the project. The panels indicated a 15' lantern style LED light standard attached to an aluminum pole.

Phase 2

This phase was the redevelopment of Tannery Hill with the observation deck, as well as further refined plans for Shipyard Park. In June 2014, an open house and public consultation was conducted for Phase 2 works. Meeting notices were placed in the local newspaper, and residents within a minimum of 120 m of the project were contacted. During this open house, presentation panels included the same palette of site furnishings as well as a continuation of the 15' tall light fixture from phase 1.

October 2014 – Walker St. Erosion Issue.

At the request of the Walker St. residents, an evening meeting was conducted to discuss the residents' concern about the eroding slope at the rear of their property. The meeting was attended by Ward 2 Councilors, Town staff, Halton Regional Police Service (HRPS) and the Walker St. residents. In addition to the slope erosion issue, the Walker St. residents expressed concerns about a considerable amount of after-hours loitering and other nuisance behavior along the public walkway at the bottom of the slope including bonfires and illegal fireworks. HRPS identified this area as a "hotspot" for drinking and illegal drug use. HRPS suggested that trimming trees, cutting weeds and growth along the shoreline, as well as an improved east/west lit pathway connection would help limit the after-hours loitering and allow better surveillance for them.

Tannery and Waterworks Parks – MCEA

As part of the Tannery and Waterworks Park redevelopment, a MCEA (Municipal Class Environmental Assessment) was required to be conducted. The purpose of the study was to improve the shoreline as indicated in the master plan through a system of stabilization and rehabilitation. The EA identified a number of alternative solutions and approaches to improve the shoreline to meet the objectives of the master plan.

As part of the EA process, two Public Information Centres (PIC) / Public Open Houses were conducted. Meeting notices were placed in the local newspaper, and residents within a minimum of 120 m of the project were contacted.

PIC 1- November 27, 2013

At this meeting, the condition of the site was reviewed including terrestrial and aquatic habitat, coastal conditions, natural heritage features and site functionality.

PIC 2- September 30, 2014

At this meeting, there was a presentation of alternative designs for the shoreline along Tannery and Waterworks Parks including an evaluation/ranking of each design with reference to the master plan and future redevelopment along this shoreline.

A summary of the public consultation related to the MCEA is included as Appendix B

Two (2) phases of the Master plan have been completed to date. At this point slightly more than \$11.0 million have been spent in implementing the master plan. Staff are currently nearing the end of Phase 3 construction. The new Tannery-Waterworks shoreline has been fully constructed, and the team is nearing completion of the Tannery-Waterworks landscape work. The landscape component includes a promenade walkway connection from the Oakville west pier to Waterworks Park (a distance of over 500 m that was previously not accessible), an enlarged parking lot at Tannery Park with new roadway and sidewalk connections to Walker Street, and parking lot and pathway lighting from Tannery Park – Waterworks Park.

Residents along Walker Street (#28-60) have advised staff that they are opposed to lighting the pedestrian promenade walkway with lights mounted at 15 ft above ground. They prefer no walkway lighting behind their homes, but if lighting is to occur, low bollards with a full cut off should be installed in the locations identified for the higher standard lights, which they believe will not have an impact on their adjacent homes. More recently, they have identified that they would be willing to consider “more appropriately placed bollard lighting”. The residents have also requested that the remaining park lights be replaced with a low bollard to enhance Dark Sky opportunities.

At the August 6, 2019 Council Meeting the following Request for report was approved;

Tannery Park/Waterworks Promenade Lighting Concerns

That staff be directed to report to Council in the last quarter of 2019 on the lighting concerns of Tannery Park/Waterworks Park promenade, and to provide recommendations in order to move forward with this project.

This report responds to the Council direction approved at the August 6, 2019 Council Meeting.

COMMENT/OPTIONS:

Park Classification

The Town has various classifications of parks to enable specific programming requirements as well as meet active and passive recreational needs. Some of these classifications are:

Community Parks:

These parks are typically destination parks and are the largest in size and use by the community. They contain parking lots, washroom/fieldhouse facilities, multiple lit sportfields, splash pad, junior/senior playgrounds, lit pedestrian walkways and frequently host community events on the site. Some examples include Coronation Park, Bronte Heritage Waterfront Park, Shell Park, Pine Glen Park, Glenashton Park, Glen Abbey Park, Gairloch Gardens, Bronte Athletic Field and Queen Elizabeth Park are all classified as community parks and all can all be considered destination parks.

Neighbourhood Parks/Parkettes

These parks are typically parks with a single (unlit) sportsfield, limited or no parking, a playground, and seating areas. Some may include a splash pad or water play area.

Promenades along the waterfront are typically included in this classification. These parks are linear, ribbon type parks, acquired mostly through development to create a continuous waterfront park system in accordance with the Town's Official Plan. Due to their narrow width and size, limited access, these parks have no or limited parking, limestone trails or walkways, no sportfields, playgrounds, none or limited lighting and no options for community events. Edgemere Promenade, Shorewood Promenade, Birch Hill Promenade, Raymar Promenade and Bel Air Promenade are some examples of Promenades. All are classified as neighbourhood park status within the Town's Asset registry.

Tannery, Shipyard, and Waterworks Parks are classified as Community parks in both the Town's Asset Registry and as part of the master plan redevelopment. Although the Walker Street Promenade was historically a "promenade", the master plan integrating the design of the formerly three parks and the promenade has the effect of creating one unified community/destination park.

Walkway Lighting Concerns

The Walker Street residents have taken issue with the Town installing 15 ft tall lights behind their homes. From its inception, to detailed design, through the MCEA process to implementation, walkway/parking lot lighting has always been a key element of the master plan. Lighting walkways at community/destination parks such as Oakville harbour provides residents with the ability to use and experience the park into the evening on a year round basis. Lighting improves accessibility and provides security for those using the walkway during the evening. Walkway lighting has been successfully incorporated into the Bronte Heritage Waterfront Park. Staff have a desire to provide Oakville residents with a similar experience when visiting and enjoying Oakville harbour.

The original Master Plan document identified several times that lighting along the waterfront and balance of trail systems was required for security purposes. The report identified 47 points of specific areas of improvement and changes throughout the sites. Some of these include:

- *All furnishings such as benches, waste receptacles, light standards, signage and interpretive panels – should be of one overall language unit to Oakville Harbour.*
- *Propose dark sky initiative style lighting of the entire pathway from the parking lots and Walker St. entrances*

In order to understand the concerns of the Walker Street residents, staff have met with Walker Street representatives on two occasions. The initial meeting on May 16, 2019 was an evening meeting and staff discussed concerns on site with the Walker Street representatives. At that meeting it was requested staff consider shorter (10 ft poles), timers, or bollards in lieu of the (6) 15 ft pole mounted lights scheduled to be installed. Staff's response to the requests are included as Appendix C

The 2nd meeting occurred on August 26, 2019. At that meeting, the Walker Street representatives provided a presentation on the Dark Sky Association, deficiencies in the fixture selected by staff, and requested bollards replace the (6) 15 ft pole mounted fixtures planned behind or adjacent to their homes. That presentation is included as Appendix D

Staff also consulted Halton Regional Police with respect to the request to convert 15 ft pole mounted lights, to bollards at the rear and adjacent to the Walker Street residents. Staff requested Halton Regional Police review the lighting through the lens of CPTED principles. That is attached as Appendix E. **NOTE:** The response from HRPS was not available at the timing of writing this report and will be provided to Council on or before the September 16, 2019 CSC Meeting.

Recommended Lighting:

Pole Style Light Standard:

Through the development of the master plan, a standardized pole style light standard was envisioned. Pole light standards vary in height, but typically range from 15' to 20' plus. A standard pole style light standard allows for unification through identity to the user. Many districts in urban centres use light poles to provide identity to special or heritage areas, for example the Victorian light fixture in downtown Oakville is to identify the downtown zone from other areas of Oakville. In the case of the master plan, a unified pole style fixture is used in part as an identifier for the larger waterfront, similar to the site furnishings of benches, waste receptacles, paving materials etc.

A pole style light standard is less prone to vandalism since the luminaire is much higher off the ground and provides a uniform level of lighting for surveillance as well as lower maintenance cost for the Town. Pole style light standards are a standard fixture in most municipal parks in Ontario as well as the Town. These types of light standards are typically spaced at 12-20m on centre. The fixtures proposed as part of the master plan are spaced approximately 14m on centre. This spacing allows for an efficient and uniform lighting coverage while minimizing hydro usage through LED technology.

The light standard and luminaire used as part of the master plan provides a consistent and continuous illumination level, for all major walkways for safety, user experience, and ease of surveillance. The lighting fixture and has minimal up lighting (dark sky friendly) or other impacts. Additional details with respect to mitigation of lighting impacts are provided below. The distance from one end of Tannery Park to Waterworks Park is over 500m long. A consistent and uniform lighting level will enhance the user experience, provide a sense of security for park users, and allow visual surveillance over this entire distance, a component of CPTED and preferred quick surveillance method for HRPS.

Alternative Option: (As Suggested by the Walker Street Residents)

Bollard style light standards are typically 4' in height and are installed in areas less prone to vandalism or private spaces with limited access. Because of their low height, bollards in public spaces are frequently vandalized with hockey sticks, baseball bats, and other forms of physical abuse. The ease of vandalizing these fixtures allows for gaps or dark spots to be quickly and easily created and hinders safe usage of the walkway as well as surveillance.

Because bollards are lower to the ground, the spacing between each bollard to achieve a consistent and uniform illumination ranges with the fixture type, but typically would be in the range of 5-7m on centre. This shorter spacing would require a substantive increase in bollard installation, an increase in hydro consumption and would be considered less environmentally friendly. In the case of the walkway behind the Walker St. residences, it would require approximately 25 bollards spaced at 5m on center over a distance of 125m to achieve the appropriate illumination levels provided by 5 pole style light standards.

The Town previously installed bollard lighting along many of the walkways at QEPCCC when it opened in 2012 at the request of the local residents. Almost immediately, these bollard fixtures were vandalized, damaged and replaced multiple times. In 2014, the bollard lighting was replaced with a traditional 14' pole style light fixture. A few bollards were placed near the observation deck at Tannery Hill as a decorative enhancement and low level lighting but they too have been vandalized.

Dark Sky Friendly

The Walker Street residents have expressed the view that bollard type lighting is more dark sky friendly than the specified pole mounted light fixture 15 ft above the ground. Lighting that is considered to be dark sky friendly means ... "the lighting minimize glare while reducing light trespass and skyglow." In the United States, there is the International Dark Sky Association whose mission is to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting.

To be "Dark Sky friendly" is one of the goals of any proper walkway lighting design. Many times due to the inherent aesthetics of the luminaire and the design choices which have been made, the elimination of all uplight simply cannot be achieved.

From: Parks and Open Space Department
Date: August 30, 2019
Subject: Oakville Harbour West Shore Master Plan - Walkway Lighting

When staff began implementation of the Master Plan, the fixture K5551 manufactured by King Luminaire was selected as the fixture proposed throughout the parks within the Master Plan. It was selected on the basis of aesthetics, cost efficient to maintain and replace, and almost a full cut-off fixture. While the luminaire does emit some light above the horizontal plane, it is extremely limited at only 7% of the total illumination produced by the fixture. Uplight ratings exist as part of the "BUG" (backlight/uplight/glare) classification system and are used together within the Model Lighting Ordinance (MLO) by municipalities so that different types of luminaires can be compared and chosen based not on just this sole criteria but also on their "backlight" and "glare" properties.

An important goal for the Walker Street residents, is the elimination of light trespass. To achieve this, staff have agreed to install a 120 degree full length shield on the house-side of the fixture in order to essentially eliminate any light trespass or glare onto the adjacent properties. The use of this shielding provides the luminaire with a zero backlight rating and a zero glare rating within the direction of the adjacent residences.

It must also be noted that bollard lighting possesses many of its own limitations. Aside from the inefficiency of the light source, the commensurate cost premiums and the greater maintenance required due to the susceptibility to vandalism, bollard lighting also cannot achieve any measureable vertical lighting level due to its height. This means that the faces and upper bodies of persons travelling along the walkway cannot be easily viewed or identified. This results in a potential safety issue for pedestrians caused by oncoming traffic travelling at various speeds (other pedestrians, joggers, roller-bladers, etc.), and the reduced ability to respond and take appropriate action CPTED principles are not advanced with this type of low-level, way-finding lighting as it does not provide pedestrians with the adequate illumination required to protect themselves and take action at a distance. Proper illumination is required in order to obtain this information at a safe distance thereby helping to reduce the fear and incidence of crime.

Security:

Security is always a consideration when developing and creating parks. People using parks and open spaces want to feel safe. Park designers always attempt to provide a safe environment, consistent with the type and usage of the park. CPTED (Crime Prevention Through Environmental Design) is standard fundamental design criteria when developing individual parks and always informs the master planning process. In many cases, staff work in tandem with Halton Regional Police who have several CPTED trained officers who provide guidance on new parks and evaluating existing sites.

Security along Walker Street Promenade has always been a concern of the Walker Street residents. Staff have conversed with many of the residents over a number of years with respect to youth and vandals along the Walker St promenade. Concerns have included loitering, setting fires and fireworks illegal drug use, foul language, climbing the embankment. Staff, the Ward Councillors and HRPS have met with residents on previous occasions to deal with the problems. In response, staff have installed signage, removed vegetation and cleaned up areas where youth could loiter or hide. One of the consistent recommendations from HRPS has been to light the area. At a meeting in October 2014, the attending HRPS officer provided a report in writing recommending that lighting the area would greatly assist in encouraging youth not to loiter and engage in the inappropriate activities bothering the neighbours. Notes of that meeting is attached as Appendix F.

Options for Council to Consider:

1) Replacing 6 Pole Mounted Lights with Bollards (Not Recommended)

The Walker Street residents have requested the Town consider replacing the 6 pole mounted lights behind/adjacent to their homes with bollards. To simply replace the pole mounted lights with bollards will create a section of walkway that is poorly lit.

The entire promenade walkway lighting has been designed to provide a consistent and uniform lighting. That will enable park patrons to walk along a pathway that is uniformly lit with no dark spots, creating a safer environment and other pedestrians in front or behind are visible at all time. Replacing the 6 pole mounted lights as requested with bollards, will create significant dark areas along the walkway which means pedestrians will be walking from a uniformly lit walkway, to a dark area, then back into a fully lit segment with pole mounted lights. Additionally, the bases for the pole mounted lights are offset from the walkway (in line with the already installed conduit). Installing bollards on these bases means possibly half the walkway will be lit, with the remainder being the grass area around/below the bollard. Staff would not recommend this option as it creates an unsafe environment and would not effectively light the walkway.

2) Replacing the 6 Pole Mounted Lights with 100% Full Cut-Off Fixtures (Not Recommended)

Since the residents are concerned with uplight and light trespass to their homes, Council may wish to change the 6 light fixtures at the rear and side of the Walker Street properties to a 100 % Full –Cut off fixture. This fixture would be different than the others, but comply with the requests of the Walker Street residents for full cut-off

fixtures and their concern for dark-sky friendliness. It is estimated the cost to replace those 6 fixtures would be in the range of \$25,000.

3) Replacing all fixtures with 100% Full Cut-off Fixtures (Not Recommended)

Council may wish to consider the option of replacing all lights planned to be installed within the project. If Dark Sky friendliness is deemed to be a dominating factor, then replacing all fixtures may be prudent. This would provide the Walker Street residents with the full cut-off features they are seeking, and further their desire for Oakville to become more compliant with the aims and goals of the dark sky association. The cost to replace all fixtures with 100% full cutoff fixtures would be in the range of \$70,000.

4) Proceed with Existing Lighting Design (Recommended)

Council may wish to proceed with the current lighting design in accordance with the existing contract. If Council wishes staff to initiate the use of 100% Full cut-off fixtures for park rehabilitation and new projects, that could be initiated with the next project. No matter which recommendation Council decides, there will be an \$11,200 cost to the project due to the delay that has been incurred.

Potential Impact on Project Budget

The project schedule identified the full park works to be completed by Labour Day so Oakville residents would have the ability to use and experience the park in 2019. By the time a resolution of this lighting issue is finalized, the park will be open or will be very close to opening. The only issue holding up the full completion is the resolution of the lighting.

The tender for the landscape redevelopment for the current phase of the master plan for Tannery and Waterworks Park included a continuation of lighting in the park as well as connection of lighting to the previously completed phases with the same pole and fixture. At this time, staff has paused the installation of 6 light poles behind or in close proximity to the Walker St. residents. The decision to pause the installation of these poles and fixtures came in July 2019 after electrical infrastructure had already commenced as well as ordering of poles, fixtures, wire etc.

Staff wish to note there will be additional costs to the project, and further additional costs if Council decides to modify the lighting program. The contractor has indicated to recommence the installation of these 6 poles will result in an additional cost of \$11,200.00+HST to the contract price. (in accordance with current contract) This price includes additional mobilization costs, electrical connections, pouring concrete

bases, coordination with Oakville Hydro, additional protection measure to safeguard damage to recently completed work, safety fencing and restoration.

Cost to install bollards along the rear and adjacent to Walker Street homes - \$125,000.

In speaking with the Town's electrical consultant on the installation of bollards over this same area, an estimated additional cost of \$125,000.00+HST would be added to the contract price. This price includes the purchase of 25 bollards, mobilization, installation, protection of recently completed works, additional wiring, coordination with Oakville Hydro, and restoration. This undoubtedly would also push the completion of the park to the latter part of 2019 as parts and materials must be ordered and there is lead time on some items. The Town should also expect annual operational costs as these fixtures become vandalized and require replacement.

Modify the recommended (6) 15 ft Pole Mounted Fixtures to a Full Cut-Off Fixture - \$25,000

Modify all the recommended promenade 15 ft Pole Mounted Fixtures to a Full Cut-Off Fixture - \$80,000

Staff note the contractor has already ordered the K551 light fixtures. It is not known at the time of writing this report the availability of a full cut-off fixture or whether the proposed K551 fixtures could be returned to the manufacturer or not. Even if they could be returned, it is possible a re-stocking cost would be assigned. If they cannot be returned, the fixtures would be surplus to the project and in ownership of the Town. In addition, if there is a long delivery period for new full cut-off fixtures (typical is 6-8 weeks for production and shipping) this may result in a delay claim from the contractor. Staff will provide an update memo to Council prior to the September 16/19 CSC Meeting on any issues associated with completely changing the fixtures.

Conclusion

The implementation of Oakville Harbour West Shore Master Plan presents a tremendous opportunity to optimize our waterfront and will be a significant improvement to Oakville's waterfront parkland program; furthering enhancing the harbours as "jewels of the Town". Implementation of the MP further establishes the vision of former Mayor Harry Barrett to acquire, protect and provide waterfront parkland for all the residents of Oakville. This waterfront parkland redevelopment in Oakville harbour will further enhance the Harry Barrett Waterfront Parks System,

aptly named for the visionary person who initiated the process of establishing Oakville waterfront parkland for public access.

The implementation of the MP will further enhance Oakville Harbour as a destination for residents and visitors. It will greatly improve Oakville's Waterfront Trail, through improvements to accessibility, access and way-finding. There is a very large excitement within the community to see the Tannery – Waterworks phase completed so it can be used by the community

Staff is recommending the promenade lighting continue as proposed and articulated through the multiple public consultation processes. The fixture proposed for the lighting is almost a full cut-off fixture (7% light emitted above the horizontal plane. The fixture is excellent, and is used in many municipal applications. Staff are aware of Dark Sky and its commendable goals and objectives. Staff believe the lighting of this promenade is efficient, safe, reasonable and will be welcomed by the residents of Oakville. Staff are also going to the additional expense to have a shield manufactured for the 6 light fixtures behind and adjacent to the residents on Walker Street.

This park project will benefit the entire Oakville community and as such should be implemented as proposed. Many, many people are excited to use and experience the new and improved waterfront park. Bronte residents have access to a wonderful waterfront park and harbour area that is available to them during the day and evening. The recent highly successful music series in Bronte Heritage Waterfront Park serves as a testimony to the vibrancy, community building, and evening animation a comprehensive park design can produce through a thoughtful and effective public process. Staff are looking to achieve the same user experience in Oakville through the West Shore Master Plan.

CONSIDERATIONS:

(A) PUBLIC

As noted within the staff report, the public has been widely and frequently consulted on the West Shore Master Plan. With specific reference to this report, the Walker Street residents, staff have met with them on several occasions regarding their concerns, and have been notified of this report on the September 16, 2019 CSC agenda.

(B) FINANCIAL

The cost to convert 5 pole mounted lights to bollards behind the homes of the Walker Street residents, and maintain a lit walkway is an additional project cost of \$125,000 + HST. At a minimum, the delay cost to pause the installation of the lighting on the promenade will result in an \$11,200.00 +

HST extra from the contractor. If Council decides to replace the proposed lighting fixtures, additional project costs could be in the order of \$25,000 - \$80,000.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

N/A

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- To be open and accountable
- To engage the community
- To protect greenspace and promote environmentally sustainable practices
- To promote livability and be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The continued implementation of the Oakville Harbour West Shore Master Plan will provide an enhanced and more accessible waterfront park system for all of Oakville residents. The implementation is consistent with the Town's Official Plan to create a continuous public waterfront park, and further enhances the experience residents and visitors will encounter as users of the Harry Barrett Waterfront Park System

APPENDICES:

- Appendix A – Oakville Harbour West Shore Master Plan
- Appendix B - Summary of Public Consultation from MCEA PIC's
- Appendix C – Staff correspondence to Walker Street Residents 07/12/19
- Appendix D – Presentation from Walker Street Residents dated 08/26/19
- Appendix E – Correspondence from HRPS NOTE: This will be provided to Council on or prior to the September 16, 2019 CSC Mtg.
- Appendix F - Staff notes of Walker Street Resident Meeting dated 10/30/14

Prepared by:

Submitted by:

Rakesh Mistry
Waterfront Development
Coordinator

Chris Mark
Director, Parks and Open Space