



BYLAW NO. 1062.06 - INCLUSION OF 1017 CORAL PLACE INTO THE FRENCH CREEK VILLAGE STREETLIGHTING SERVICE AREA

RECOMMENDATION

That “French Creek Village Streetlighting Local Service Area Conversion and Boundary Amendment Bylaw No. 1062.06, 2022” be introduced and read three times, and that, after having been read three times, be forwarded to the Inspector of Municipalities for Approval.

BACKGROUND

The owner/developer of 1017 Coral Place (former French Creek Cottages site) has requested that a streetlight be installed at the entrance to his proposed subdivision. The streetlight would light up the entrance and exit to Coral Place, a public street where 13 new residential lots are being proposed. Streetlight service would benefit the ingress and egress of future property owners on Coral Place, where the only access is from the Island Highway.

The single proposed streetlight would be a dark-sky compliant 114 Watt LED bulb, with a colour temperature of 3,000K (warm), the same as the other LED bulbs that have been recently installed along the Island Highway near the French Creek Harbour. The presence of a streetlight at this location would improve vehicle and pedestrian safety, and the light would not be located between any new or existing residential homes and the owners’ views of the ocean.

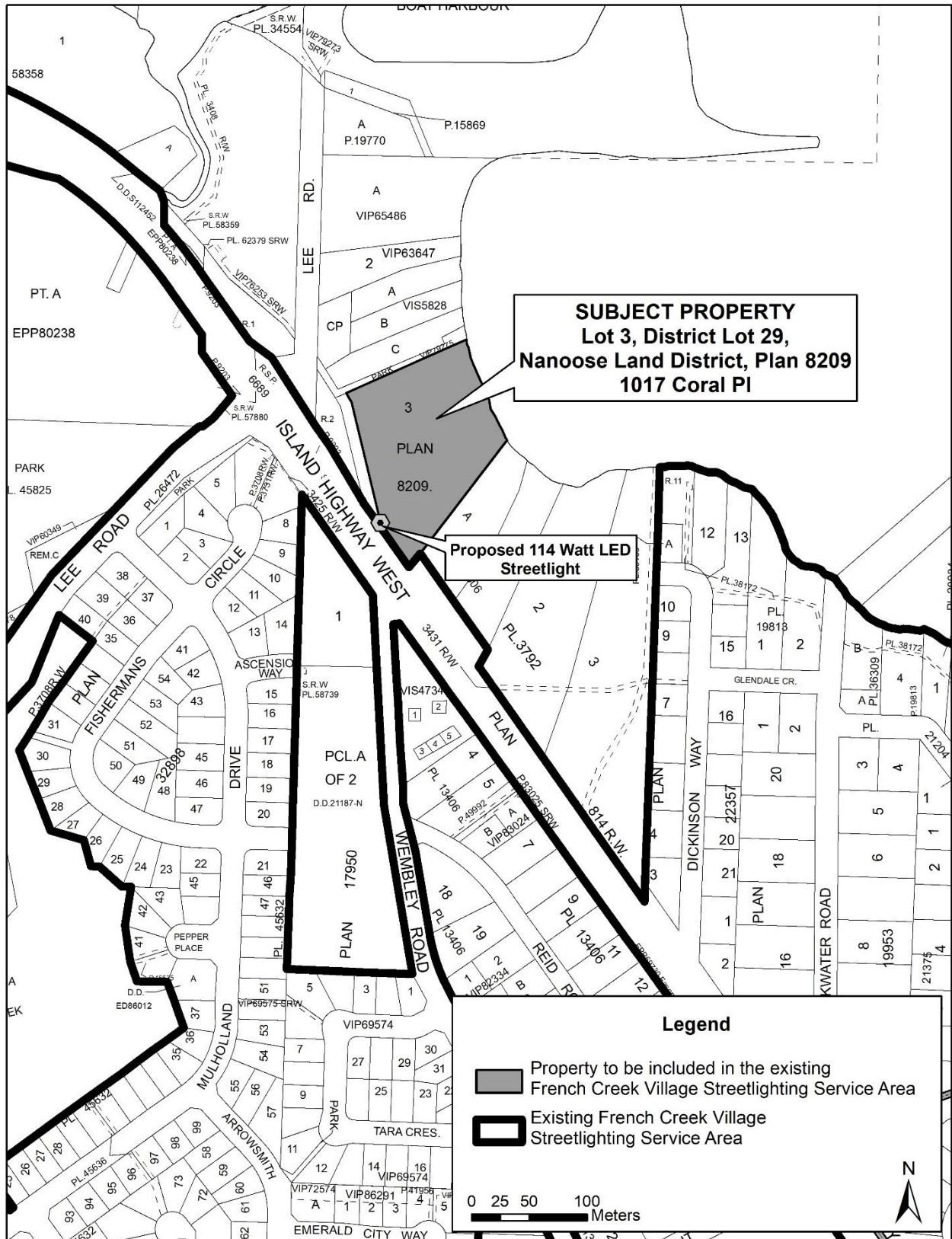
The subject property is located on the east side of the Island Highway, near the French Creek Harbour (see Location Plan in Figure 1, next page). Streetlight service is not normally provided in new subdivisions unless the benefitting properties are paying a tax for streetlight service. In this regard, the owner/developer has submitted a petition to amend the boundaries of the French Creek Village Streetlighting Local Service Area to include this site for streetlight service. By joining the local streetlighting service, the owners of any new lots being created in this subdivision would pay a small annual tax for streetlight service.

Allowing the subject property to join the local streetlight service would meet one of the Electoral Area G Official Community Plan (OCP) objectives to encourage development that is compatible with adjoining neighbourhoods, and would meet the following OCP goals, to:

- Create complete, liveable communities;
- Improve mobility options; and
- Improve servicing and resource use efficiency.

One bylaw requires amendment in order to include the subject property into the streetlight service area (*French Creek Village Streetlighting Local Service Area Conversion and Boundary Amendment Bylaw No. 1062, 1996*). This boundary amendment bylaw is attached to this report for Board consideration.

Figure 1 – Location Plan



FINANCIAL IMPLICATIONS

If the streetlight service area bylaw amendment is adopted as proposed, there are no negative financial implications to the Regional District of Nanaimo (RDN) or to the existing streetlight service area customers.

There is no installation cost for the new streetlight since secondary wiring is already present on the existing hydro pole. BC Hydro would recover the streetlight illumination costs through monthly billing to the RDN's French Creek Village Streetlighting Service Area. The RDN recovers the cost from taxpayers within the service area through an annual parcel tax. The cost of streetlighting in the French Creek Village Streetlighting Service Area in 2022 was \$0.04 per \$1000 of assessed value, resulting in a charge of approximately \$24 per parcel with a property value of \$600,000. This tax amount covers the costs of illuminating ALL of the streetlights in the French Creek Village Streetlighting Service Area. The illumination costs next year from the addition of one streetlight in the service area are expected to be negligible.

There are two positive financial implications to the RDN and the existing customers of the French Creek Village Streetlighting Service Area. Firstly, the streetlight will become an RDN-managed asset with no up-front costs. Secondly, when the number of properties in the streetlight service area increases (i.e., 13 new lots being created in this proposed subdivision), the yearly tax requisition that pays for the operation of the streetlighting system would be lower as it's shared among a greater number of properties.

If the streetlight service bylaw amendment is not adopted as proposed, there are no cost implications to the RDN. The RDN would not issue a work order to BC Hydro to install a streetlight at Coral Place and the Island Highway (the entrance to the subject property).

STRATEGIC PLAN ALIGNMENT

Including the subject property in the French Creek Village Streetlighting Service Area Service Areas aligns with several of the Board's Key Strategic Areas, but most notably:

Social Wellbeing - Make the Region a safe and vibrant place for all, with a focus on children and families in programs and planning.

REVIEWED BY:

- M. Walters, Manager, Water Services
- J. Bagnall, Deputy Corporate Officer, Corporate Services
- T. Moore, Acting Chief Financial Officer (Director of Finance)
- E. Tian, General Manager, Regional and Community Utilities
- D. Holmes, Chief Administrative Officer

ATTACHMENT

1. French Creek Village Streetlighting Local Service Area Conversion and Boundary Amendment Bylaw No. 1062.06