

MASSEY VICTORY HEIGHTS RESIDENTS ASSOCIATION

Special Workshop #2 Street Light Replacement Project

March 12, 2026

See orange text boxes on subsequent pages summarizing highlights and decisions made during Workshop #2 held on March 12th



MASSEY VICTORY HEIGHTS

Meeting Topics

- 1) PBX / CNW New Design of latest layout with new streetlights
- 2) Review of Base options
- 3) Lamp 'cage' finishes/colours and related lamp details
- 4) Review of placeholder locations of 5 restored heritage streetlights along Churchill

"Lamp"

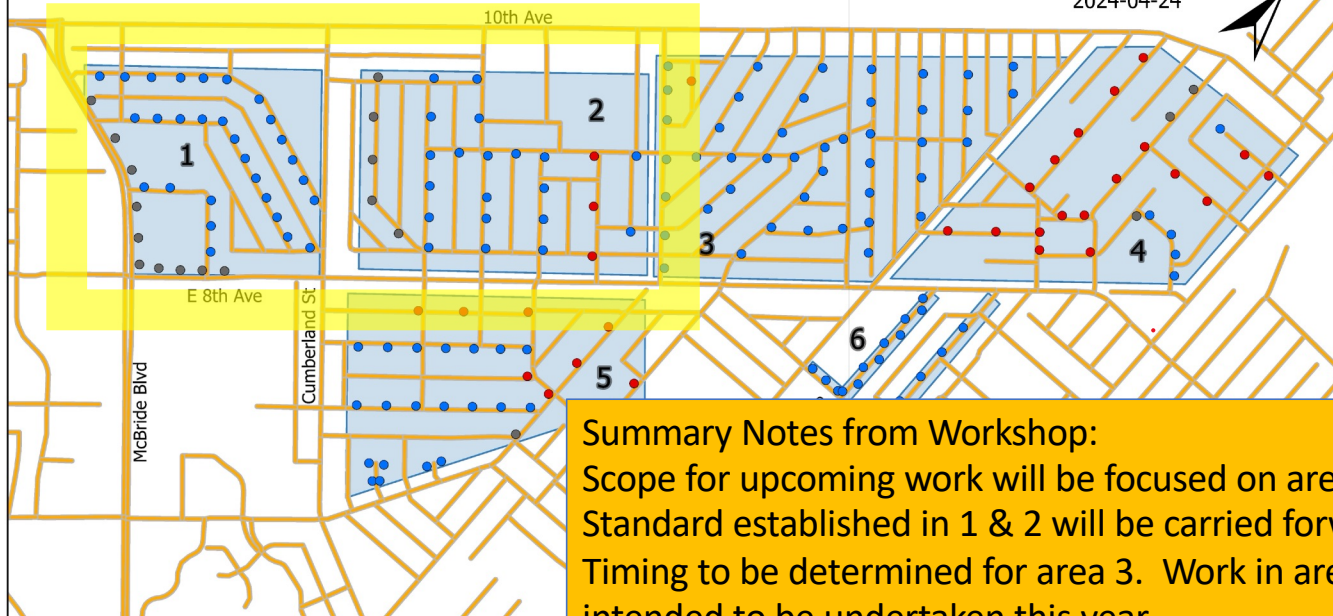


"Pole"



"Base"



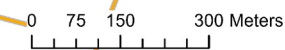


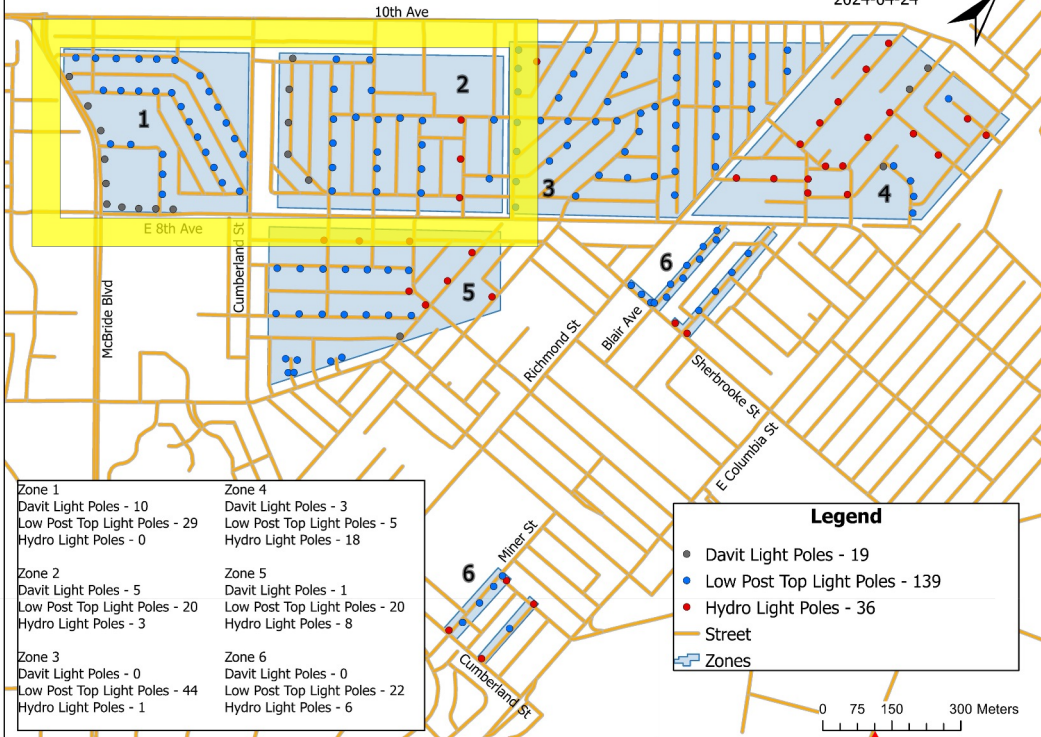
Summary Notes from Workshop:
 Scope for upcoming work will be focused on areas 1 and 2, Standard established in 1 & 2 will be carried forward into area 3. Timing to be determined for area 3. Work in area 1 and 2 is intended to be undertaken this year.

Zone 1 Davit Light Poles - 10 Low Post Top Light Poles - 29 Hydro Light Poles - 0	Zone 4 Davit Light Poles - 3 Low Post Top Light Poles - 5 Hydro Light Poles - 18
Zone 2 Davit Light Poles - 5 Low Post Top Light Poles - 20 Hydro Light Poles - 3	Zone 5 Davit Light Poles - 1 Low Post Top Light Poles - 20 Hydro Light Poles - 8
Zone 3 Davit Light Poles - 0 Low Post Top Light Poles - 44 Hydro Light Poles - 1	Zone 6 Davit Light Poles - 0 Low Post Top Light Poles - 22 Hydro Light Poles - 6

Legend

- Davit Light Poles - 19
- Low Post Top Light Poles - 139
- Hydro Light Poles - 36
- Street
- ▭ Zones





May 8, 2025

Notice of Construction

The City of New Westminster Engineering Department would like to inform you of a street lighting enhancement program that will be occurring near your home. The new Davit style street lights will help create a safer environment for all road users.

The City's contractors will be installing street lighting poles, bases, and conduits along Rickman, Jackson, York, Churchill, Massey, William, and Chestnut St. The project is anticipated to start in May and continue until the end of September, 2025. The exact starting location will be determined by the contractor.

The contractor will notify residents prior to work planned near their property. All construction work will be within the city right-of-way. The following impacts are anticipated from this work:

- Temporary property
- Trench road
- Two-way but de

Start of Construction paused to address the heritage value of the 1910 lamp standards throughout the majority of MVH and in response to petition delivered to council.

Landscaping along your property within the city right-of-way may be impacted by construction. The City will take steps to try and avoid landscape removal; however, in certain cases, it may be deemed necessary. Prior to removal, the resident will be contacted.

For more information and the latest project updates please visit www.newwestcity.ca/roadworks

If there are concerns regarding this project please contact Yongwon Song at ysong@newwestcity.ca or 604-329-7167.

May 8, 2025 City's notice regarding Areas 1 and 2 Streetlight replacement





Join Us

Milestone events that followed the original Notice of Construction letter sent to Area 1 and 2 residents.

← Back to news

MVH Residents Sign Petition to Save Neighbourhood's Heritage Light Standards

May 30, 2025 NEWS



**An opportunity have your say regarding light standards in Massey Victory Heights:
This Wednesday**

As part of New Westminster's Massey Victory Heights Street Lighting Replacement project, the City is hosting a workshop to discuss the heritage values of the existing streetlights in the Massey-Victory Heights neighbourhood. We'll begin by explaining what "heritage values" are and how they're identified, then share the history of the neighbourhood and its streetlights. Then together, we'll explore and identify the specific heritage values of these streetlights as part of a Heritage Values Assessment requested by City Council.

See "Projects On The Go New Westminster" for more details on this project

Date: September 3, 2025

Time: 7:00pm – 9:00pm

Location: tamesewtx Aquatic and Community Centre (65 E Sixth Ave) Multipurpose Room 2





Cherry Street



Chilliwack Street & Churchill Avenue



Massey Street



Courtenay Street

Heritage Values Assessment Report

Massey Victory Heights Streetlights

October 2025

Photographs courtesy of
neighbourhood resident S. Johnson

Following the petition a delegation made to Council, Council directed Staff to commission a heritage assessment report.

The streetlights along Columbia Street were gradually replaced with taller, more powerful streetlights after the completion of the Pattullo Bridge in 1937.¹⁴

The historic streetlights were stored and then reused in other parts of the City. Some were relocated to the parking areas around the Arena and Stadium in Queen's Park and some went to the Massey Victory Heights neighbourhood.

Starting in the 1960s-1970s, the acorn globe lamps were changed to a straw hat style lamp. The straw hat style lamps were likely made by the Sylvania Company. There is a close match in their "Twist-Pak" catalog of 1965¹⁵. Other municipalities were doing the same. The streetlights in the Strathcona neighbourhood of Vancouver, for example, received these same straw hat lamps in the early 1970s.



Streetlight on Columbia St.
c. 1948, NWMA Item 2427



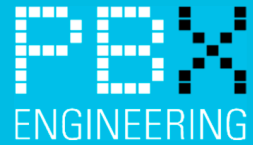
Somewhere in Massey Victory
Heights c. 1982
NWMA IHP 14845



Massey Victory Heights
Aug 2025 Courtesy J.
Schueck



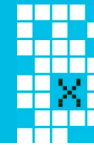
The Sylvania Twist Pak
Post Top Refractor
Model. Courtesy Jim
Wolf

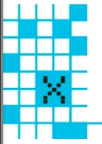


1st workshop held with City Lighting Engineer (PBX) to review options on December 17th.

MASSEY VICTORY HEIGHTS STREET LIGHTING PROGRAM

City of New Westminster





EXISTING STREET LIGHTING INFRASTRUCTURE

- **Direct burial conductors**
 - Safety concern
 - Difficult to locate source of outage
- **High Pressure Sodium (HPS) fixtures**
 - High energy usage
 - Low (CRI) Colour Rendering Index (est. 20-30)
- **Typical existing street lighting:**
 - Heritage decorative style poles with HPS post top fixtures
 - 45m spacing, single sided
 - 4.5m height
 - Warm colour temperature (est. 2000-2700K)
 - Davit style poles with HPS cobrahead fixtures
 - 60m spacing, single sided
 - 7.6m height
 - Warm colour temperature (est. 2200-2700K)



Heritage Decorative Pole
Post Top Fixture



Standard Davit Pole
Cobrahead Fixture

Option 1 unanimous selected option during Workshop


Options presented by PBX. Option 1 unanimously selected.

Workshop 2 finalized fixture options as highlighted in red box noted here above. (see next slide)



OPTION 1


OPTION 1: LUMEC OMNISCAPE S-OSP



Parameter	Fixture Summary
Colour Temperature	2700K, Optional 2200K*
Colour Rendering Index	70, Optional 80*
Energy Efficiency	65W

**Requires verification, as photometric files were not available for this configuration at time of assessment.*

- Established Manufacturer
- IP66 Rated housing
- Finish:
 - Cast aluminum alloy, powder coated
 - Available standard or custom colours, textured finishes
- Highly customizable:
 - Cages, skirts, roofs, and filters
 - Post top and arm mounting configurations
 - Options for dimming, house side shields, and distribution types



OPTION 2: INVUE MSA




Parameter	Fixture Summary
Colour Temperature	2700K, Optional 2200K*
Colour Rendering Index	70, Optional 80, 90*
Energy Efficiency	67W

**Requires verification, as performance varies with colour temperature and CRI.*

- Reputable Manufacturer
- IP66 Rated housing
- Finish:
 - Cast aluminum, powder coated
 - Available standard or custom colours
- Customizable:
 - Post top, wall, and arm mounting configurations
 - Options for dimming, house side shields, and distribution types





OPTION 3: INVUE MSA




Parameter	Fixture Summary
Colour Temperature	2700K
Colour Rendering Index	80
Energy Efficiency	86W

- Established Manufacturer
- IP66 Rated housing
- Finish:
 - Cast aluminum, powder coated
 - Available standard colours in textured or non-textured finishes
- Not Customizable:
 - Post top configuration only
 - Options for house side shields and distribution types






OPTION 4: CURRENT EVOLVE EPTC



Parameter	Fixture Summary
Colour Temperature	2700K
Colour Rendering Index	70
Energy Efficiency	54W

- Established Manufacturer
- IP65 Rated housing
- Finish:
 - Cast aluminum, powder coated
 - Available standard and custom colours
- Customizable:
 - Roofs
 - Post top configuration only
 - Options for dimming and distribution types



OPTION 1: LUMEC OMNISCAPE S-OSP



Parameter	Fixture Summary
Colour Temperature	2700K, Optional 2200K*
Colour Rendering Index	70, Optional 80*
Energy Efficiency	65W

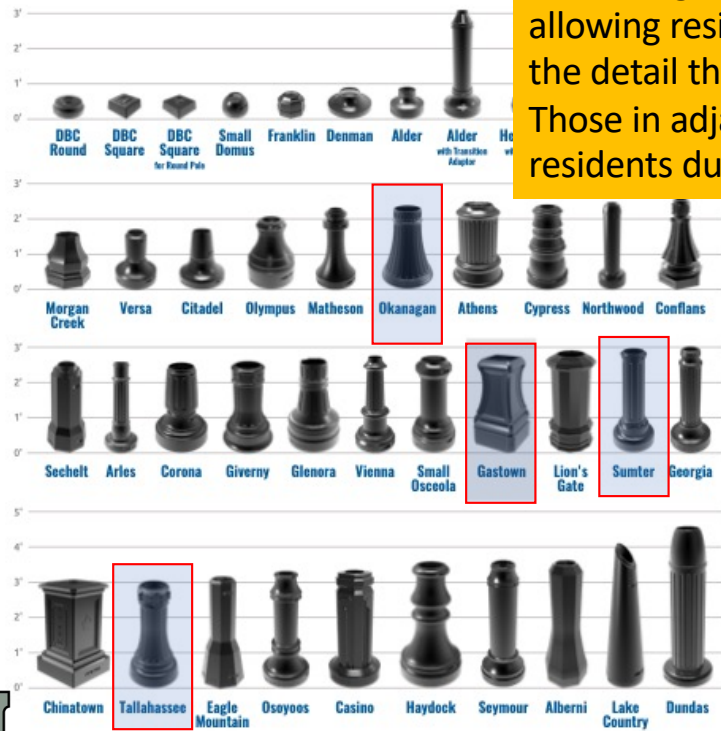
**Requires verification, as photometric files were not available for this configuration at time of assessment.*

- **Established Manufacturer**
- **IP66 Rated housing**
- **Finish:**
 - Cast aluminum alloy, powder coated
 - Available standard or custom colours, textured finishes
- **Highly customizable:**
 - Cages, skirts, roofs, and fitters
 - Post top and arm mounting configurations
 - Options for dimming, house side shields, and distribution types

Lamp style option finalized at Workshop 2.



Size Chart



PBX brought to the meeting actual full-size decorative bases allowing residents the opportunity to see the physical size and the detail that could be compared to the existing ones. Those in adjacent red boxes had been previously selected by residents during the first Dec 17th workshop.

Meeting Topics

- 1) PBX / CNW New Design of latest layout with new streetlights
- 2) Review of Base options
- 3) Lamp 'cage' finishes/colours and related lamp details
- 4) Review of placeholder locations of 5 restored heritage streetlights along Churchill

"Lamp"



"Pole"



"Base"



Details of Lamp Head discussed – see next pages.



Tapered pole option will be implemented in final design. Colour of pole & base to be black as voted on by the group. Black paint is less prone to fading & easier to colour match from a general maintenance perspective.

Terms of reference, drawing of original lamp heads.

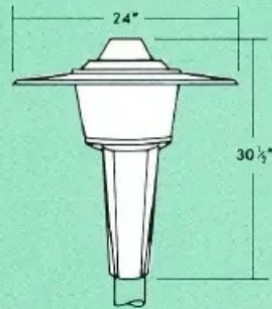
Dimensions shown here are from an on-line source in order to provide a baseline for comparison with the new lamp head options.

SYLVANIA OUTDOOR LIGHTING EQUIPMENT

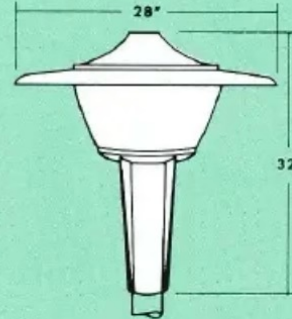
TWIST-PAK
REFRACTOR MODELS

MERCURY 175, 250, 400W
METALARC 175, 400W
INCANDESCENT 500W

DIMENSIONAL GUIDE



PTR-175/250W



PTR-Colonial
175/250/400/500W

PTR-Contemporary
400/500W



Massey Victory Heights
Aug 2025 Courtesy J.
Schueck



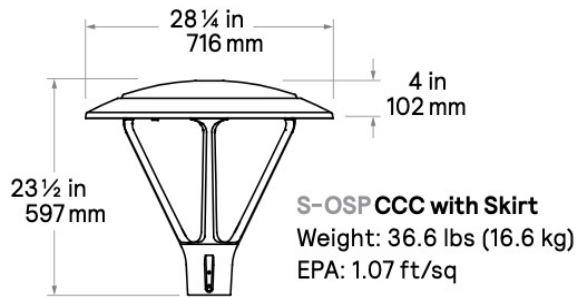
The Sylvania Twist Pak
Post Top Refractor
Model. Courtesy Jim
Wolf



S-OSP OmniScape

LED Urban Post Top with LEDgine technology

Contemporary configurations with Skirts



S-OSP CCC with Skirt



S-OSP TCC with Skirt

Transitional configuration with skirt and 'TTT' top, shown here in red box, was preferred by majority vote.

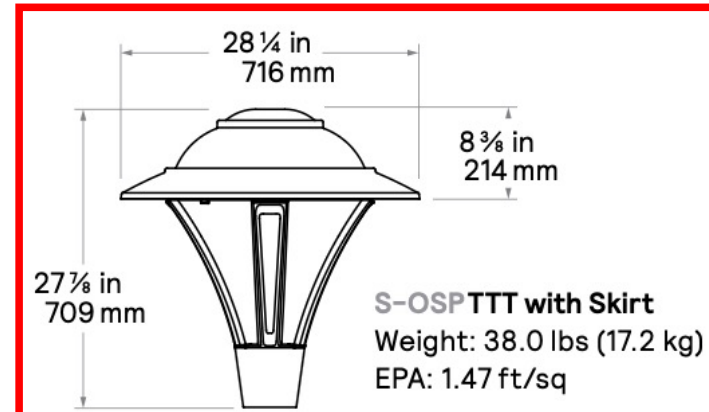
Transitional configurations with Skirts



S-OSP CTT with Skirt



S-OSP TTT with Skirt



OPTION 1: LUMEC OMNISCAPE S-OSP



Parameter	Fixture Summary
Colour Temperature	2700K, Optional 2200K*
Colour Rendering Index	70, Optional 80*
Energy Efficiency	65W

Colour for lamp head to differ from pole. Colour to be powder coated silver similar to existing condition, see terms of reference photo of existing condition.

- **Established Manufacturer**
- **IP66 Rated housing**
- **Finish:**
 - Cast aluminum alloy, powder coated
 - Available standard or custom colours, textured finishes
- **Highly customizable:**
 - Cages, skirts, roofs, and fitters
 - Post top and arm mounting configurations
 - Options for dimming, house side shields, and distribution types



Terms of reference photos



Terms of reference photos





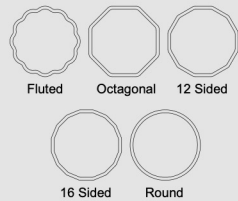
Okanagan

Two Piece Base

Material: Cast Aluminum
 Finishing: Powder Coated
 Part #: 101-04-4OKAB1-F3
 Height: 675mm 2' 2 3/4"
 Bottom O.D.: 580mm 1' 10 1/8"
 Top I.D.: 222mm 8 3/4"

Pole Cross Sections

The pole shaft can be tapered or straight with several section options.



Gastown

One piece structural base, with access door

Material: Cast Aluminum
 Finishing: Powder Coated
 Part #: 101-04-4GASB2-F3
 Height: 843mm 2' 9 3/8"
 Bottom O.D.: 457mm 1' 6"
 Top A/F: 172mm 6 3/4"

Pole Cross Sections

The pole shaft can be tapered or straight with octagonal section.



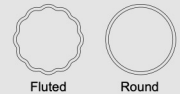
Tallahassee

Two piece base, with access door

Material: Cast Aluminum
 Finishing: Powder Coated
 Part #: 101-04-4TALB1-F3
 Height: 930mm 3' 0 3/4"
 Bottom O.D.: 530mm 1' 8 7/8"
 Top I.D.: 206mm 8 1/4"

Pole Cross Sections

The pole shaft can be tapered or straight with several section options.



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MASSEY VICTORY HEIGHTS

3 of 5 physical full-size samples provided as options during workshop #2.



Aurora

Two piece base, with access door

Material: Cast Aluminum
 Finishing: Powder Coated
 Part #: 101-04-4AURB2-F
 Height: 762mm 2' 6"
 Bottom O.D.: 438mm 1' 6 7/8"
 Top I.D.: 171mm 6 1/8"

Pole Cross Sections

The pole shaft can be tapered or straight with round section.



Round

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Sumter

Two piece base, with access door

Material: Cast Aluminum
 Finishing: Powder Coated
 Part #: 101-04-4SUMB1-F3
 Height: 891mm 2' 11 1/8"
 Bottom O.D.: 422mm 1' 4 5/8"
 Top I.D.: 171mm 6 3/4"

Pole Cross Sections

The pole shaft can be tapered or straight with several section options.



Fluted



Round

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2 of the 5 physical full-size samples provided as options during workshop #2.

As a terms of reference in comparison to the Aurora base. Image is from the original drawings found in the Heritage Assessment Report as commissioned by Council.

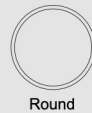


Aurora

Two piece base, with access door
Material: Cast Aluminum
Finishing: Powder Coated
Part #: 101-04-4AURB2-F
Height: 762mm 2' 6"
Bottom O.D.: 438mm 1' 6 7/16"
Top I.D.: 171mm 6 1/16"

The Aurora base was the preferred option as voted on by the group.

Pole Cross Sections
The pole shaft can be tapered or straight with round section.



Round

