



## Report to Council

To: Mayor and Council Members  
From: Edward Hilton, Economic Development Officer  
Date: February 19, 2026  
Subject: 143 Burleigh Street Update from EDO Feb 2026

---

### Recommendation:

That Council receive this report for information.

### Background:

The Township is proceeding with specifications and tender documents for the 143 Burleigh Street parking lot project. As the project moves through detailed design and coordination, staff are providing Council with an update on proposed lighting, electrical servicing (including EV readiness), hardscape treatments, and fencing concepts to ensure the project aligns with general design principles, long-term durability, and operational efficiency.

### Analysis:

#### Parking Lot Lighting

Staff are reviewing a coach lantern–style decorative light fixture, specifically the K601D Coach Lantern LED, or a comparable substitute from another manufacturer, finished in black. This fixture is DarkSky approved and aligns with original CIP recommendations by offering a heritage-inspired aesthetic while remaining modern, durable, and low maintenance.



Figure 1: K601D | Coach Lantern (Pendant). Source: StressCrete Group.



**Township of North Kawartha**  
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0  
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446  
[www.northkawartha.ca](http://www.northkawartha.ca)

This fixture style has been successfully installed in other municipalities and can be configured using a lens-free design, which helps keep fixtures cleaner, reduces maintenance requirements, and improves heat dissipation for the LED driver. The fixture is versatile and may be configured as a pendant, side-mount, or post-top. Staff preference is for a hung pendant configuration, with two fixtures per pole, to provide appropriate light levels while maintaining a pedestrian-scaled appearance.

Staff are considering a tapered or lightly fluted round decorative concrete pole, approximately 11 to 13 feet (3.4–4.0 meters) above grade, finished in black. The lower pole height is considered appropriate for the scale and context of the site. Example products under review include:

StressCrete's Memphis-style concrete pole (as used by the Township of Selwyn in their CIP projects), or USI's Madison concrete pole.



Figure 2: The Memphis | KM/KMH Concrete Pole. Source: StressCrete Group.

Additional features added into the specifications include:

- An upper GFI duplex receptacle integrated into the concrete pole to accommodate seasonal or event lighting, and
- Two banner arms per pole to allow for streetscape and wayfinding opportunities.

With support from the County, a licensed Professional Engineer (Electrical) will be engaged to assist with specifications of lighting plan.



**Township of North Kawartha**  
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0  
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446  
[www.northkawartha.ca](http://www.northkawartha.ca)

## **EV Charger Rough-Ins and Electrical Servicing**

At this stage, staff are proposing to rough-in infrastructure to accommodate either Level 2 or Level 3 EV chargers, with final equipment selection to occur once a vendor is identified. This approach allows flexibility, as charger posts, mounts, and electrical requirements vary by manufacturer. To future-proof the site, staff are considering:

Staff are considering either two primary conduits or a single primary oversize conduit (pending engineering recommendations), along with single-phase 240V service to support Level 2 chargers and site lighting, with the potential to accommodate future three-phase service or Level 3 chargers in the future.

Junction boxes would be coordinated with light standard locations where Level 2 chargers are shown on the site plan. Staff are also evaluating routing the primary electrical conduit from the existing hydro pole to the first light standard, then continuing straight back toward the rear lot line. This configuration would support potential future expansion or the placement of Level 3 step-down transformers (600V to 480V) near the rear of the property, recognizing that pole-mounted three-phase service at the Burleigh Street frontage may not be feasible due to weight or structural constraints.

With support from the County, a licensed Professional Engineer (Electrical) will be engaged to assist with specifications and ensure the electrical design meets applicable standards.

## **Hardscape Treatments**

Staff support the use of stamped concrete at the entrance and exit areas of the parking lot. These locations are anticipated to experience higher vehicle loads, increased turning movements, and greater torque. Stamped concrete is considered a more durable option in these high-stress areas and may also contribute to a more finished and visually cohesive streetscape. The exact area of concrete will be finalized for the tender documents.



## Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0  
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446  
[www.northkawartha.ca](http://www.northkawartha.ca)

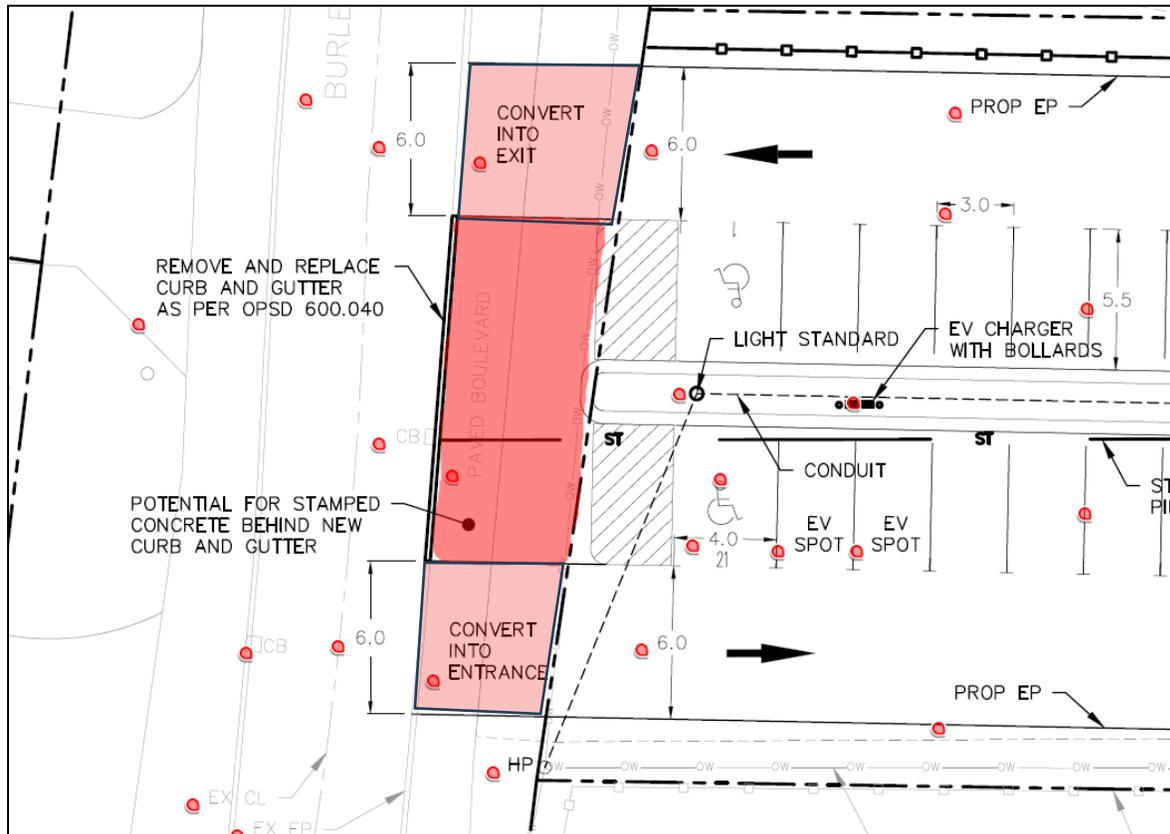


Figure 3: Proposed areas with concrete area shown in red.

### Fencing and Property Interface

Subject to Council approval and discussions with the neighbouring property owner at 149 Burleigh Street, staff are proposing the following fencing approach:

- A black chain-link fence from the front lot line to approximately the rear of the neighbouring house, transitioning to
- A 6-foot wood privacy fence extending to the rear lot line.

The fence would be located approximately 20 to 30 centimetres (8–12 inches) inside the Township property boundary to ensure it does not function as a line fence. Black chain-link fencing is also proposed around other portions of the property perimeter where fencing is required at this time, providing consistency, durability, and ease of maintenance.



**Township of North Kawartha**  
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0  
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446  
[www.northkawartha.ca](http://www.northkawartha.ca)

## **Project Timing and Communications**

At this time, Township staff are working with County staff to schedule construction to start after the Labour Day weekend. Staff will also develop a communications strategy to inform the public and nearby businesses about alternative parking locations during construction to minimize disruption.

## **Financial Implications:**

There are no additional financial implications arising from this update beyond those already approved through the capital budget. Final costs will be confirmed as specifications are finalized and procurement proceeds.

## **Strategic and/or Other Plans:**

2026 Capital Budget

Township of North Kawartha 2023-2026 Strategic Plan

Township of North Kawartha 2023–2026 Strategic Economic Development Plan

## **In Consultation With:**

Jason Post, Public Works Manager

Alana Solman, CAO

David Hovinga, Engineering Technician (County of Peterborough)

Kyle Darling, Design Supervisor (County of Peterborough)

Doug Saccoccia, Manager, Engineering & Design (County of Peterborough)

## **Attachment:**

None