

City of Mississauga  
**Corporate Report**



<p>Date: May 22, 2025</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Sam Rogers, MBA, Commissioner of Transportation and Works</p>	<p>Meeting date: June 4, 2025</p>

## Subject

Street Lighting Policy and Design Manual

## Recommendation

1. That the draft Corporate Policy and Procedure - Street Lighting, attached as Appendix 1 to the Corporate Report entitled "Street Lighting Policy and Design Manual" dated May 22, 2025 from the Commissioner of Transportation & Works, be approved.
2. That the following Corporate Policies and Procedures, attached as Appendix 3 to the corporate report dated May 22, 2025, from the Commissioner of Transportation and Works, entitled "Street Lighting Policy and Design Manual", be declared obsolete and rescinded:
  - (i) 10-01-01 Special Styles of Street Lighting
  - (ii) 10-01-02 Relocation of Street Lamps
  - (iii) 10-01-03 Lighting on Regional Roads
3. That the City of Mississauga Street Lighting Design Manual, attached as Appendix 2 to the Corporate Report "entitled Street Lighting Policy and Design Manual" dated May 22, 2025 from the Commissioner of Transportation & Works, be received for information.

## Executive Summary

- The City of Mississauga is responsible for the design, installation, operation, and maintenance of street lighting on City Rights-of-Way. As new streets are constructed or existing streets rehabilitated, street lighting is designed and installed to industry standards and best practice.

- The draft Corporate Policy and Procedure - Street Lighting establishes the references, requirements, roles, and responsibilities of street lighting design within the City's Rights-of-Way. It also consolidates the content of three existing Corporate Policies and Procedures about Street Lighting into a single, comprehensive policy.
- The new Corporate Policy and Procedure – Street Lighting requires staff to use the City's new Street Lighting Design Manual as the primary reference document when reviewing existing lighting and developing street lighting design for new, rehabilitated, or reconstructed streets.

## Background

The City of Mississauga is responsible for the design, installation, operation, and maintenance of street lighting on the City's Rights-of-Way. Currently, there are approximately 50,000 street lights in operation. Street lighting is installed, operated, and maintained to industry standards and best practices. Existing lighting levels are maintained as is. Upgrades to existing lighting levels may occur through a major road reconstruction.

Through the Street Lighting Services Agreement, Alectra Power Services Inc. maintains street lighting on behalf of the City. All street lights in Mississauga use LED technology with integrated adaptive controls. The City of Mississauga was one of the first jurisdictions in Canada to convert to LED with adaptive control operations.

In addition to street lighting, the City also operates lighting in parks and along trails. These lighting systems are not the subject of the proposed policy or design manual. City staff will continue to ensure that lighting along trails and in parks is coordinated and compliant with the Park Development Design Guidelines and adheres to the Corporate Policy for Park Trail Lighting 05-02-08.

As the City has developed and matured, the complexity of designing and installing street lighting has also grown. Recent and future provincially funded and managed transit and other infrastructure projects require clear and formal City design requirements for street lighting.

In addition, the new Mississauga Official Plan, 2051 (approved by Council and awaiting Ministry of Housing and Municipal Affairs approval) includes a new Street Classification System for the City of Mississauga by introducing three "place" categories - "Strategic Growth", "Neighbourhood", and "Employment" areas. Guidance is required to align street lighting requirements to this new street classification system.

## Comments

To address this need for guidance, staff undertook a review of the City's Street Lighting Design Standard Drawings. As part of this review, staff developed a City of Mississauga Street Lighting Design Manual (Appendix 2) to define the design requirements of the sidewalk, multi-use trail, and roadway lighting systems within the City's Rights-of-Way.

The updated Standard Drawings are included in the City's new Street Lighting Design Manual. This Design Manual ensures industry-standard best practice is adhered to when designing street lighting in the City. This Design Manual also defines requirements for lighting based on the new Street Classification System of Mississauga's Official Plan. It instructs designers to assume Strategic Growth Areas have high levels of pedestrian activity for the purposes of defining lighting requirements. This approach aligns with the City's policy intents for streets within Strategic Growth Areas.

The draft Corporate Policy and Procedure - Street Lighting (Appendix 1) requires that the Design Manual be referred to for all street lighting design for sidewalk, multi-use trail, and roadway lighting systems within the rights-of-way of the City of Mississauga. The policy also incorporates the content of three existing Corporate Policies and Procedures:

- 10-01-01 - Special Styles of Street Lighting
- 10-01-02 - Relocation of Street Lamps
- 10-01-03 - Lighting on Regional Roads

No substantive changes to the intent of the existing policies have been made due to this consolidation. With the consolidation, these policies are no longer required and should be rescinded. These policies are attached to this Corporate Report as Appendix 3.

Existing policy 10-01-03 "Lighting on Regional Roads" describes how responsibilities are divided between the City and the Region: The capital cost to design, install new, or modify existing lighting along Regional roads within the City of Mississauga is the responsibility of the Region of Peel. The City maintains street lighting along Regional roads within Mississauga. The Region of Peel is responsible for these maintenance costs and energy costs of street lighting along Regional roads. This arrangement remains unchanged through this policy consolidation. This policy will be amended if Regional roads within the City of Mississauga boundaries become the responsibility of the City.

## Financial Impact

There are no financial impacts resulting from the recommendations in this report.

## Conclusion

The draft Corporate Policy and Procedure - Street Lighting consolidates content from existing policies pertaining to street lighting and provides clear guidelines for the design, installation,

operation, and maintenance of Street Lighting on the City's Rights-of-Way. Together with the Street Lighting Design Manual, the policy establishes consistent standards aligned with the new Official Plan's street classification system and maintains existing responsibilities between the City and the Region of Peel for Regional roads.

## Attachments

Appendix 1: Draft Street Lighting Policy

Appendix 2: Street Lighting Design Manual

Appendix 3: Policies for Rescission



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Sam Rogers, MBA, Commissioner of Transportation and Works

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