CITY OF MISSISSAUGA
OFFICE OF THE MAYOR

September 8, 2026

Hon. François-Philippe Champagne
Minister of Finance and National Revenue
House of Commons
Ottawa, ON K1A 0A6

RE: Pre-Budget Consultations in Advance of the 2026 Budget

Dear Minister Champagne,

Mississauga is a vibrant, diverse, and rapidly growing city, home to nearly 800,000 residents, and more than 120,000 businesses, employing over 500,000 people. Our City's $63 billion economy serves as a critical engine of Ontario's and Canada's prosperity. For more than two decades, we have maintained a AAA credit rating, a testament to our commitment to fiscal discipline and responsible governance. Investing in Mississauga is investing in Canada's economic future.

Like municipalities across this country, we are being asked to do more with less, while supporting the construction of housing and transit expansion, maintaining the infrastructure Canadians rely on, adapting to climate change, and managing through international events, including new tariffs and trade policies that affect our local businesses. We continue to do this while relying on an antiquated 19th Century revenue framework that was never designed for the demands of a 21st Century city. To continue to thrive, Mississauga needs sustained and predictable investment from the federal and provincial governments. After all, city-building is nation-building.

Mississauga initially provided a pre-budget submission on April 30, 2026, through the Standing Committee on Finance. The following document provides Mississauga's updated overview of our priorities for the federal government to consider as it develops its 2026 budget.

Recommendations

Recommendation 1: Relief and Support for Tariff Exposed Businesses and Communities

With the recent escalation of American tariff policies against Canada and the significant and ongoing threat to Mississauga's businesses and workers, we request that the federal government continue to provide relief to those businesses and communities hardest hit by American tariffs. The announcement by the federal government on August 25, 2026, of its response to the latest round of American tariffs is a good first step and we thank the Prime Minister and your government for taking decisive action.

Almost 20 per cent of Mississauga's economy (89,000 jobs) is tied directly to US exports, making it vulnerable to changes in trade policy. As a city, Mississauga is determined to stand up and defend these jobs and sectors. We are encouraged that the federal government is rolling out rapid assistance to workers and businesses hit by this latest trade and economic turbulence. Ongoing investment will be needed to weather this economic storm.

Mississauga calls on the federal government to continue supporting sectors most affected by the ongoing tariff exchange. Moreover, we ask that the federal government work closely with municipal governments, especially those communities with exposed industries, to develop targeted relief programs and supports to protect jobs and spur investment.

Recommendation 2: Ongoing Development Charges Relief and Infrastructure Investment

I want to acknowledge the Government of Canada's significant announcement of the Canada-Ontario Partnership to Build with its $8.8 billion investment in housing-enabling infrastructure, development charge reductions, and HST relief on new homes. This reflects the kind of bold, multi-level partnership for which Mississauga has long advocated.

Mississauga was the first municipality to reduce Development Charges (DCs), including 50 per cent for all residential unit types and 100 per cent for all purpose-built rental units. We are committed to getting more homes built faster. Our city applied through the Development Charges Relief Program (DCRP) and we have been informed that we will receive up to $401 million. We are thankful for this funding, which will be used to offset the costs of a new zero-emissions transit maintenance and storage facility and a new downtown transit mobility hub – two critical projects that will spur housing development and economic investment in our community, as well as reduce congestion. The combined cost of both projects is approximately $1.1 billion, which is far more than the funding provided through the DCRP, but a good start to get these important projects underway.

In total, Mississauga applied for five projects through the DCRP. Along with the transit maintenance and storage facility and the downtown mobility hub, Mississauga also requested funding for two new net-zero community centres and libraries (Cooksville and Mississauga Valley) to serve a growing population, housing-enabling roads infrastructure, including a new works yard, and investment in a downtown music and convention centre to serve a growing need in this space. In total, Mississauga's capital asks through the DCRP total over $2 billion – a significant sum of money for our city, underscoring the need for ongoing federal and provincial investment in local transit and community infrastructure. These projects will help to service and support tens of thousands of new housing units and require continued federal support.

The MiWay transit maintenance and storage facility is an excellent example of the critical infrastructure needed to meet Mississauga's growth today and into the future. Our two existing transit facilities were designed to support diesel buses and are now at full capacity, and we cannot add to our fleet without a new facility to maintain and operate them. While there are strong indicators for transit growth ahead, constraints must be addressed to ensure operational readiness. Based on preliminary designs and capacity projections, we need a site for 170 to 280 buses that is ready for zero-emissions technology, with an estimated capital cost of more than $500 million in today's dollars.

Without this new facility, our ability to advance zero-emissions fleet adoption and meet climate change goals is significantly constrained. We need continued federal support to make this project a reality. This investment directly advances housing development through transit-oriented communities, reduces emissions, and supports good jobs in the skilled trades - priorities the federal government has rightly identified as central to Canada's economic future.

Mississauga's DC reductions will be in place until 2029. After this time, there is no municipal funding stream available from either the federal or provincial government that will offset the DC losses. Mississauga is thankful for the funding provided through the Housing Accelerator Fund (HAF), which has been invested into affordable rental housing construction and encouraging gentle density in our neighbourhoods, but there is no long-term plan for DC relief. Mississauga requests that the federal government develop new or expand existing funding programs to offset DC losses as a result of the municipal incentive programs beyond 2029.

Recommendation 3: Additional Federal Action to Get More Homes Built
In 2024, Mississauga's Mayor's Housing Task Force brought together more than 50 private and non-profit housing development experts to develop actionable solutions to the housing supply and affordability crisis. Their work resulted in four priority areas and 30 specific recommendations. We are already implementing what is within our jurisdiction, but we need the federal government to continue action and build momentum on this file.
The Canada-Ontario Partnership to Build announcement on March 30th, 2026, addresses development charges and HST relief, two of the Task Force's central recommendations. We thank the government for these steps and encourage their full implementation in short order.

We additionally ask the federal government to:

- Establish a CMHC pre-screening authority for large municipalities to accelerate approvals for affordable housing projects.
- Harmonize the national building code with provincial building codes.
- Continue targeted investment through Build Canada Homes to leverage public land for affordable and rental housing supply, particularly in transit-oriented communities.
- Provide Build Canada Homes with the funding and tools to increase the share of non-market housing to tackle affordability and homelessness prevention.

As well, given Mississauga's leadership on the housing file, we request that the City's fourth installment of the Housing Acceleration Fund (HAF) be granted so that we can continue to invest in housing-related infrastructure and projects in our community, including affordable rental housing construction and encouraging gentle density in our neighbourhoods. The federal government must continue to be a catalyst for the building of housing through its legislative and funding powers.

Recommendation 4: Support a New Municipal Growth Framework
Canada's municipalities receive eight to ten cents for every tax dollar collected, yet we are responsible for maintaining 60 per cent of the country's core public infrastructure. The math does not add up. There is currently a $240 billion repair backlog for municipal infrastructure across Canada. This is not sustainable.

Mississauga is a proud member of the Federation of Canadian Municipalities (FCM) and its Big City Mayors' Caucus, which continues to advocate for long-term, predictable federal investment in municipal infrastructure. We support FCM’s pre-budget submission and join municipalities across the country in calling for the expansion of direct delivery and community streams of the Building Canada Strong Fund (BCSF) and the scaling up of the provincial and territorial stream of the BCSF with dedicated funding for municipalities to meet the challenges cities face.

We also support FCM’s ongoing call for a new municipal growth framework that takes into account the important role municipalities play in building Canada. The current federal model does not provide municipalities with the tools we need to meet our growing list of responsibilities. We need a renewed federal-municipal relationship that will provide municipalities with the tools and funding we need to tackle the significant challenges of our time.

Recommendation 5: Invest in Climate-Resilient Infrastructure
Mississauga is one of Ontario's most flood-vulnerable municipalities, ranked ahead of Toronto at 4.4 out of 5 on the Insurance Bureau of Canada's risk scale. In July and August 2024, parts of our city experienced historic and severe flooding. Climate projections show that severe weather events that once occurred every 40 years will occur every six years by 2050.

Since 2016, the City has invested approximately $355 million in Stormwater infrastructure with a further $296 million forecasted in the City’s 10-year Stormwater Capital Plan. For 2026, Council approved a Stormwater budget of approximately $48 million to support ongoing upgrades and maintenance of the stormwater system. We are doing our part, but we need continued investment from the federal government.

As FCM notes, insured losses from extreme weather have tripled over the past 10 years, with over $2.5 billion in losses in 2025 alone. Direct, predictable and long-term investment in climate resilient infrastructure and climate adaptation will save billions of dollars in costs to homeowners, businesses, and governments.

We are asking the federal and provincial governments to provide additional, targeted funding to enhance flood mitigation efforts and expand critical housing-enabling infrastructure in Mississauga. Specifically, increased funding allocations to municipalities are required through disaster and flood mitigation programs. These funds should prioritize cities like Mississauga that are highly vulnerable to severe weather events and have a critical need to modernize infrastructure to enable housing development.

Recommendation 6: All-Day, Two-Way GO Service on the Milton Corridor
On March 30, 2026, Prime Minister Carney and Ontario Premier Ford committed to partnering on GO Transit 2.0, a framework to increase passenger service along freight-owned corridors across the Greater Golden Horseshoe and to enable expanded all-day, two-way service. We welcome this commitment, as it builds on previous commitments by the federal and provincial governments. Given the importance of the Milton Corridor to Mississauga and the Greater Toronto Area, we believe this work must be prioritized.

The Milton Line is the fourth busiest in the GO network and is projected to serve up to 94,000 daily riders by 2041. Six of the network's stations are in Mississauga serving half of our City's population. One-third of our businesses and employment lands are in close proximity to this corridor. Connections to the Hazel McCallion LRT Line and Mississauga's Downtown Core make this not just a transit project, but a housing and economic development project of regional significance. Enhanced transit infrastructure and housing availability are critical for the long-term economic competitiveness of our City, and for enabling talent attraction, retention, and business growth. Two-way, all-day service will unlock significant housing and growth opportunities for Mississauga and surrounding communities, not to mention safety improvements along the corridor. Further, this service is expected to decrease car congestion along the Highway 401 corridor.

For decades, this project has been promised and deferred. The Province committed to the project in February 2024, pending federal involvement, and committed to study freight diversion in January 2025. The recent GO 2.0., announcement is the clearest federal signal yet that this project can be a reality soon. We ask the federal government to work with Metrolinx, the Province, and the railways to establish a concrete completion plan, including funding sources and completion time, that delivers all-day, two-way service on this corridor without further delay. Not only does this corridor facilitate regional connections, it will also provide a conduit for passengers on the future ALTO high speed rail corridor, connecting people in Mississauga and the Western GTA to high-speed rail without having to use a car.

Recommendation 7: Tackle Food Insecurity
Mississauga has the fastest-growing rate of food bank use in Ontario. Food Banks Mississauga and its network of more than 60 programs recorded over 503,000 visits between June 2024 and May 2025, a 20 per cent increase in a single year. One in thirteen Mississauga residents now accesses a food bank. Twenty-eight per cent of visitors are children. In November 2024, Mississauga City Council was the first in Ontario to declare food insecurity an emergency and we remain committed to addressing this serious problem in our community.

This is not only a Mississauga problem; it is a Canadian crisis. We urge the federal government to formally declare food insecurity a national emergency, to provide sustained and enhanced federal funding for food banks, and to adopt the Groceries and Essentials Benefit proposed by Food Banks Canada. Investments in income support, affordable housing, and workforce programs are equally critical to addressing the root causes, not just the symptoms, of this emergency.

Mississauga's strength is found in our people, our families, newcomers, workers, entrepreneurs, and the business community. It is also found in our track record of responsible, forward-looking, financially responsible governance. We are asking the federal government to continue to work with us as a partner to meet the urgency this moment demands: To build homes, move people, protect communities from flooding and hunger, and ensure the fiscal tools are in place to sustain the growth we are all counting on. Mississauga's success is Canada's success. We look forward to working with your government to make it happen.

Conclusion

Thank you for taking the time review the City of Mississauga’s pre-budget submission. As always, we would be pleased to speak with you about any of the items raised in this submission.

Sincerely,

Carolyn Parrish

Carolyn Parrish
Mayor, City of Mississauga

cc., Mississauga City Council
Mississauga’s MPs
Mississauga MPPs

Carolyn Parrish, Mayor of Mississauga, 905-896-5555
mayor@mississauga.ca, 300 City Centre Drive, Mississauga, Ontario L5B 3Cl