

Stay Connected

Winter 2025

Greetings from Mayor Carolyn Parrish



It's an honour and a privilege to serve as Mayor of our great city. It is the Mayor's responsibility to address the needs of our residents - particularly those who are finding it difficult to cope with the rising cost of living while wages remain stagnant, and employment is insecure.

Housing affordability is being addressed with the implementation of aggressive incentives from the Mayor's Housing Task Force. A 50 per cent reduction of development charges at the City and at the Region has resulted in 11,600 new units underway compared to only 2,557 in 2024. Many projects have been modified from condos to much-needed rental units with more three-bedroom suites for young families. These incentives are being passed on in the form of lower prices and lower rents.

Housing is only one factor, although a significant one, in the affordability crisis residents are experiencing. Grocery prices, job instability and high interest rates are all beyond our control.

We endured a 9.2 per cent property tax increase in 2025. Most of this additional cost was driven by a 23.3 per cent increase in the Peel Police budget which added \$144 million to the Region of Peel budget. On top of this, Mississauga shoulders a whopping 62 per cent of the policing bill, compared to Brampton's 38 per cent. Even before we considered other programs and services, that significant jump added 4.6 per cent to your property tax bill. We tried to bring this number down, but unfortunately, Councillors do not exert control over the rising police budget - the Police Services Board does. Four of seven board members are appointed by the Government of Ontario.

Every member of council is working doubly hard this year to control the elements of the 2026 property tax bill in the areas we can control. I'm optimistic that with the help of City staff, we will be able to deliver.

We've had an incredible year in Mississauga, filled with achievements and many moments to be thankful for. As we look ahead to 2026, I am excited about the opportunities that await us as a community. Here's to a remarkable 2026, Mississauga!

Sincerely,

A handwritten signature in black ink that reads "Carolyn Parrish".

Carolyn Parrish
Mayor of Mississauga

2026 Budget - We welcome your feedback

The high cost of living remains a concern for everyone. At City Hall, we understand this and are working on a Budget that will continue to deliver high quality services, while keeping tax increases manageable. We're focused on investing in transit, emergency services and housing affordability, while also maintaining and expanding infrastructure and delivering essential programs and services you rely on - from libraries to recreational programs, snow and windrow clearing, park maintenance and so much more.

As mentioned in the Mayor's message and in the Mayor's Tax Newsletter you received in the spring, in 2025, the property tax increase was 9.2 per cent, partly due to the massive increase in the police budget at the Region of Peel. City Council's goal is to reduce the police budget increase in 2026 significantly to keep property taxes down, and it looks like our advocacy has helped and the Police budget increase will be lower this year.

For more information, visit mississauga.ca/budget.



Children and seniors can ride MiWay for free

We're working to make life more affordable for everyone in Mississauga. As of July 1, 2025, children ages six to 12 and seniors ages 65 and older can ride for free with a PRESTO card. For children, PRESTO cards need to be set to the child fare type and for seniors, PRESTO cards need to be set to the senior fare type. Over 90 per cent of MiWay riders use digital or physical PRESTO cards to quickly and conveniently pay their fares. Children ages five and under can ride MiWay for free when accompanied by a fare-paying customer. Children aged six to 12 ride free with PRESTO and no adult is required.

With free transit, it is easier to stay connected to the people and places in your community that matter most. Whether heading to a drop-in pickleball game at a local community centre, having lunch with friends at the mall or visiting family in a neighbouring city, children and seniors can ride MiWay for free and enjoy free two-hour transfers to other local transit systems like Brampton Transit and the Toronto Transit Commission (TTC), and three-hour transfers to GO Transit.

For more information, visit miway.ca.

Mississauga takes steps to get more housing built

Getting more housing built and making it affordable is a top priority for Mississauga. In January 2025, the Mayor's Housing Task Force Report was released. It includes 30 bold actions and recommendations to spur development in Mississauga. Since then, we've advanced actions designed to kickstart housing development citywide, including reducing and/or eliminating residential development charges and asking the Region of Peel to implement a 35 per cent property tax reduction for eligible new purpose-built, multi-unit rental properties. We also added new and enhanced policies in the Official Plan to increase housing supply, provided funding for affordable rental housing, simplified planning approvals for housing near transit, and streamlined our City processes to get shovels in the ground quicker.

Our actions are bringing results - 11,000 new homes are under construction, and lower development charges are helping move another 12,400 units forward, despite current market challenges. We're also working closely with other levels of government to secure much-needed funding for housing. To date, we've received more than \$56 million in federal Housing Accelerator funding with \$112 million expected in total. The Government of Ontario is also looking at new ways to use its \$1.2 billion *Building Faster Fund* to financially reward cities like Mississauga who are kickstarting development.

As a City, we're also making it easier to add more housing options in established neighbourhoods with the introduction of backyard garden suites and gentle density rebates. To help homeowners get started, we've released free pre-approved garden suite plans and material lists for one-bedroom or studio suites. These tools make it easy to plan and build a new unit on your property quickly and more affordably, providing housing options for family members or others in the community.

For more information, visit mississauga.ca/housing.



Rendering courtesy of Sheridan College's Architecture Technology Program

Preparing for flooding by investing in stormwater infrastructure



The City is adapting to extreme weather events and has been doing so with major capital investments in stormwater infrastructure. Since two record-breaking storms dropped 280 millimetres of rain on Mississauga in the summer of 2024, the City has advanced a number of actions to ramp up infrastructure upgrades and improve inspection and maintenance activities to better protect the City from future floods.

In 2016, the City of Mississauga was one of the first municipalities to introduce a Stormwater Charge, a dedicated funding source used for long-term planning and new capital construction and improvements like replacing aging stormwater infrastructure. In September 2024, City Council approved a Flood Mitigation Action Plan that included more money for increased flood prevention efforts. Since then, we have increased staff in key areas, advanced and accelerated several upgrades at priority locations throughout Mississauga and enhanced overall monitoring and maintenance activities. These actions will help build greater resilience within our stormwater system and protect local neighbourhoods from severe flooding. In addition, the City launched new residential flood prevention and flood resilience rebates for those who were flooded, including the Basement Flooding Prevention rebate and the Flood Resilience rebate.

In January 2025, Mississauga City Council established a Stormwater Advisory Committee, which includes citizen members, to collectively address flooding issues and improve public consultation and advocacy on stormwater management issues.

The City continues to seek support from other levels of government, and has received a federal contribution of \$24.2 million through the *Canada Housing Infrastructure Fund (CHIF) - Direct Delivery Stream* towards the Reconstruction of Little Etobicoke Creek (Dixie-Dundas Flood Mitigation) project. This project addresses urgent stormwater management challenges in the Little Etobicoke Creek corridor to enable housing growth and enhance climate resilience. The reconstruction plan includes upgrades to the watercourse and essential infrastructure, to significantly increase flow capacity and mitigate flood risks.

For more information, visit mississauga.ca/flood.

Mississauga Santa Claus Parade

On an exciting note, to wrap up a year when Mississauga is recognized as the Happiest City in Canada, the Santa Claus Parade returned to the City Centre for the first time since 2001! Paired with our yearly tree-lighting event, this year's expanded parade was a major success. Santa's visit was possible because of funds from our Municipal Accommodation Tax collected by city hotels, along with an array of eager sponsors. We are already looking forward to an even bigger parade next year!



Mississauga stands ready to take over Regional services

In March 2025, Mississauga Council along with Peel, Brampton and Caledon Councils approved the transfer of waste collection services from Peel to the local municipalities. On June 4, the Government of Ontario re-introduced the *Peel Transition Implementation Act, 2025*, which transfers the jurisdiction for Peel's Regional roads and associated stormwater infrastructure, to the municipalities of Brampton, Caledon and Mississauga.

Over the past several years, Mississauga City Council has led the charge, spearheading discussions at Regional Council and being strong and consistent advocates for the transfer of these services. These transfers are expected to bring long-term cost savings, efficiencies and improved service delivery, allowing for better co-ordination with other municipal services.

Mississauga already maintains 5,700 kilometres of roads. With the transition of Regional roads, we will maintain all roads within the City's boundaries. Mississauga currently overpays \$30 million annually for Regional roads. We can maintain these roads more efficiently and cost-effectively, saving taxpayers money, streamlining maintenance and providing clarity for residents.

The transfer of Regional roads will occur on July 1, 2026. The transfer of waste collection services will occur on October 1, 2027.

We're excited about taking on these responsibilities and are committed to ensuring a seamless transition of all services. These transfers will provide considerable savings on future property tax bills.

For updates, visit mississauga.ca.

New snow clearing services coming your way this winter

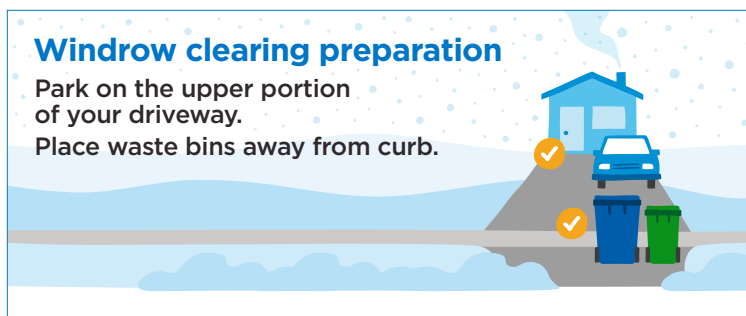
When the snow is blowing outside, our crews are ready to respond 24/7 to keep you moving safely. This winter, we will deliver city-wide residential driveway windrow clearing with no registration needed. Our crews will also clear snow from all sidewalks this winter.

A windrow is a pile of snow left at the end of your driveway after your street has been plowed. If you have a single, shared or double driveway, our crews will clear at least a three-metre space in the windrow. Please note that private and condominium townhomes, commercial properties and homes on private roads are not included in the windrow clearing program. The annual cost, under the city-wide residential driveway windrow clearing program is \$52 per average household. By comparison, the previous windrow assistance program, delivered by the City to residents meeting the program's criteria, had an annual fee of \$200 per applicant household.

How can you prepare for snow clearing?

- Avoid parking your vehicle on the road, over the sidewalk or on the lower portion of your driveway.
- On waste collection days, place your bins away from the curb.
- Remove and clear any obstacles, such as sports equipment or lawn ornaments, located near the lower portion of your driveway.

For snow clearing information, visit mississauga.ca/snow.



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