

City of Mississauga
Corporate Report



<p>Date: March 19, 2026</p> <p>To: Chair and Members of Budget Committee</p>	<p>Originator's files:</p>
<p>From: Marisa Chiu, CPA, CA, Commissioner of Corporate Services, Chief Financial Officer and Treasurer</p>	<p>Meeting date: April 22, 2026</p>

Subject

Capital Works in Progress (WIP) Update as at December 31, 2025

Recommendation

1. That the Treasurer be authorized to fund and close capital projects as identified in Appendices 2 and 3 of the report dated March 19, 2026 entitled "Capital Works in Progress (WIP) Update as at December 31, 2025" from the Commissioner of Corporate Services, Chief Financial Officer and Treasurer.
2. That all necessary By-laws be enacted.

Executive Summary

- The recommended adjustments to the capital program will result in a revised net capital program of \$2,235.7 million to fund 1,077 active projects.
- Of the remaining \$2,235.7 million revised net capital program, \$899.3 million or 40 per cent remains to be spent.
- A total of 151 projects are recommended for closure, generating net returns of \$13.3 million to various reserves and reserve funds. An additional 63 projects will remain open while returning \$7.1 million to reserves and reserve funds.

Background

The City's Capital Budget Policy requires that a capital WIP review be prepared at minimum twice a year for Council. This review includes ongoing monitoring and evaluation of all capital projects, and identifies projects to be closed, projects returning funds to reserves and reserve funds, and projects requiring additional funding.

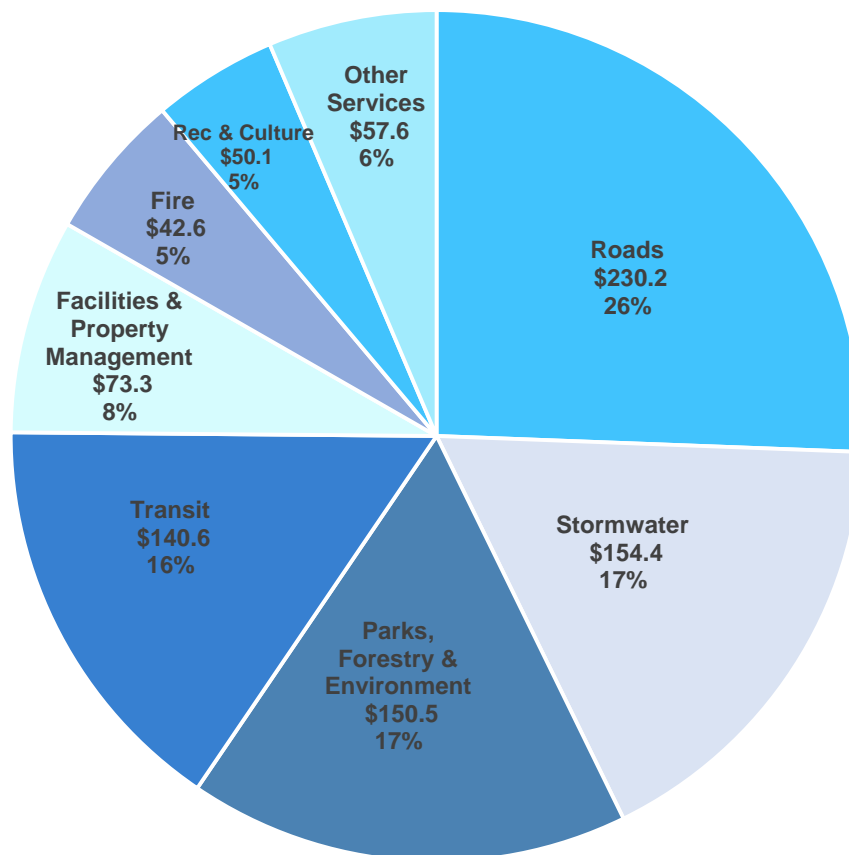
Comments

As at December 31, 2025, the City has an approved capital program of \$2,256.1 million. Staff recommend a net return of \$20.4 million, mainly to Stormwater - Capital Reserve Fund (#35992) and Canada Community Building RF - Region Fund (#35183). These returns will result in a revised net capital program of \$2,235.7 million.

Staff evaluated all active projects and are recommending the return of unspent funds no longer required, resulting in \$13.3M returned through project closures and \$7.1M returned for active projects. Appendix 2 and Appendix 3 outline project-specific information on closures and adjustments.

\$1,336.4 million, or 60 per cent of the net capital program, has been spent. The following chart shows the distribution of the City's remaining \$899.3 million net capital expenditure to be incurred by service area.

Total Capital Works in Progress
Net Expenditures to be Incurred by Service Area (\$Million)
\$899.3 Million



Other services include: Information Technology, Planning & Building, Mississauga Library, General Government and Regulatory Services

The following active projects account for 40 per cent of the net expenditures to be incurred:

- \$52.1 million for Park Development
- \$33.8 million for Roadway Rehabilitation
- \$24.1 million for Dundas Corridor Land Acquisition
- \$20.9 million for Ninth Line Widening
- \$19.4 million for Malton Drainage Improvements
- \$18.7 million for Transit Bus Acquisitions
- \$16.5 million New Fire Stations/Equipment & Land Acquisition
- \$13.5 million for YMCA Capital Funding Contribution
- \$13.2 million for Storm Sewer Improvements
- \$11.3 million for Lakeshore Bus Rapid Transit Lanes
- \$10.8 million for Corporate Facility Lifecycle Maintenance
- \$10.6 million for Downtown Transitway Connection and Terminal
- \$10.1 million for Goreway Drive Grade Separation
- \$10.0 million for Living Arts Centre Renovation
- \$9.6 million for Malton Village Storm Sewer Upgrades
- \$9.4 million for Bridge & Structure Renewal
- \$8.5 million for Central Parkway Annex Electrical Modifications
- \$8.2 million for Vehicle & Equipment Replacement
- \$7.0 million for Land Acquisition

Appendix 1 provides additional details on the capital program by service area.

Highlights for significant funding adjustment requests, or for significant accomplishments of completed projects, are summarized by service area below:

Fire & Emergency Services

- PN 23267 Design and Construction Station Renovation 114 (Heartland) is in progress and returning \$0.7 million. Post-occupancy deficiency repairs are underway and excess funds can be returned.
- PN 26269 Design and Construction Station Renovation 115 (Erin Mills) is in progress and returning \$0.6 million. Post-occupancy deficiency repairs are underway and excess funds can be returned.
- PN 24267 Design and Construction Station Renovation 103 (Clarkson) is in progress and requesting \$1.2 million. Due to higher than budgeted construction tender results, additional funding is needed to complete construction.

- PN 24269 Design and Construction Station Renovation 111 (Meadowvale) is in progress and requesting \$0.8 million due to higher-than-budgeted construction tender results, additional funding is required to complete construction.

Facilities & Property Management

- PN 21702 Land Acquisition - Alectra Mavis Property is closing and returning \$1.1 million. This Realty Services project was established for the purchase of the Alectra Mavis property; the final land acquisition costs were lower than originally estimated, resulting in surplus funds being returned.
- PN 24776 Various Emergency Repairs of Building Envelope is closing and returning \$0.9 million. This emergency capital project funded unplanned capital failures during the year. One failure was fully reimbursed through insurance, and another emergency project was cancelled, resulting in surplus funds and project closure.
- PN 25705 Lifecycle Maintenance - Works Facilities - BAS Renewals & Replacements is requesting \$0.6 million and PN 25707 Lifecycle Maintenance - Works Facilities - Accessibility & Site Renewals is closing and returning \$0.6 million due to a naming error issue, as these two projects should have been set up as one project.
- PN 25710 Lifecycle Maintenance - Recreation Facilities - Various Renewals is requesting an additional \$1.3 million in funding offset by returns from PNs 25702, 25711, 25713 and 25714 (which are all closing) due to a naming error issue as these projects should have been set up as one project.

Parks, Forestry & Environment

- PN 22339 Trail Reconstruction Program is closing and returning \$0.9 million as a result of cost savings achieved through project economies of scale. These savings resulted from splitting the award between two asphalt paving contractors, which improved tender competitiveness, and delivered overall efficiencies.

Roads

- PN 20127 Roadway Rehabilitation - Integrated Road Projects is returning \$1.9 million, PN 22129 Roadway Rehabilitation – Misc. is returning \$1.6 million, PN 23129 Major/Industrial Road Resurfacing is returning \$4.2 million, and PN 24029 2024 Residential Road Resurfacing is returning \$2.0 million in available funding. These funds are being reallocated to the Ninth Line Widening project to support the State of Good Repair portion of the project.
- PN 23104 Ninth Line Widening – Eglinton Avenue to Derry Road is requesting \$12.2 million in additional funding to address a budget shortfall. Detailed design added storm sewer upgrades and a box culvert at Osprey Marsh, increasing scope and costs. A \$60 million construction tender received in February 2026 exceeded the 2021 budget due to the expanded stormwater work and higher market pricing. The requested funding,

including reallocations, will support construction and consultant services to meet City standards.

- PN 25188 Administrative Penalty System Program Expansion – 950 Burnhamthorpe Road West is closed, and \$3.3 million is being returned, as the project has been cancelled. This follows the Province’s directive to discontinue all municipal Automated Speed Enforcement programs, eliminating the need for any further expansion.

Transit

- PN 24212 Transit Bus Acquisitions - Hybrid Buses Growth is returning \$2.7 million as a result of decreased ridership during 2025 and given the fiscal outlook for 2026, MiWay has decided not to proceed with additional service hours and vehicles for 2026.
- PN 24228 Transit Terminals/On-Street Stops/Minor Repairs is requesting an additional \$1.0 million to address a funding shortfall. Transitway construction funds set aside in 2017 for SWM pond deficiencies at Dixie and Tomken Stations were based on outdated unit rates, and the scope has since expanded to include rehabilitation and remediation work. Updated estimates reflecting current costs and contingencies now exceed available funding.

Stormwater

- PN 22006 SWM Pond Dredging & Rehabilitation – Various Locations is requesting an additional \$1.25 million for the construction phase of dredging and rehabilitating stormwater pond #4501. Costs are driven largely by sediment excavation, hauling, and disposal. The original 2020 survey estimated 2,800 m³ of sediment, but a 2025 survey completed during design confirmed that 4,700 m³ must be removed to restore the pond’s capacity. The additional 1,900 m³ of sediment is the primary cause of the funding shortfall.
- PN 22142 Hurontario LRT Storm Sewer Improvements – is returning \$17.5 million. These funds have been re-cashflowed to 2026–2027 to better align with the anticipated timing of LRT contribution collections.
- PN 23024 Storm Sewer Improvements – Mattawa Ave. is requesting additional funds of \$6.5 million due to unexpected construction costs related to inspections, testing, utilities, site investigations, and contract administration. The additional funding will bring the total project budget to \$13.2 million. This storm sewer improvement project is anticipated to be tendered for construction in summer 2026.
- PN 23129 Major/Industrial Road Resurfacing is returning \$4.2 million in available funding, along with PNs 20127, 22129, and 24029. These funds are being reallocated to the Ninth Line Widening project to support the State of Good Repair portion of the project.

- PN 23139 Storm Sewer Renewal is returning \$2.5 million in available funding. These funds are being reallocated to the Ninth Line Widening project to support storm sewer infrastructure portion of the project.

Financial Impact

Funding of \$20.4 million is recommended to be returned to various reserves and reserve funds. This will adjust the net capital program to \$2,235.7 million.

Conclusion

This report provides a review of capital works in progress, with an update on all active capital projects. Also identified in this report are projects to be closed, projects requiring return of funding to reserves and reserve funds, and projects requiring additional funding.

Attachments

Appendix 1: Summary of Capital Works in Progress by Service Area as at December 31, 2025

Appendix 2: Projects Completed, Delayed or Cancelled and to be Closed

Appendix 3: Open Projects Requiring Funding Adjustments



Marisa Chiu, CPA, CA, Commissioner of Corporate Services, Chief Financial Officer and Treasurer

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