



BURLINGTON · 2026 MUNICIPAL ELECTION

ECONOMIC ACTION PLAN FOR BURLINGTON

*Making Burlington the best place to do business
in Ontario*

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SIX PRIORITIES

FOR BURLINGTON'S ECONOMY

Burlington's economy should be working harder for you. This plan sets out six priorities to make Burlington the best place to do business in Ontario, and to reverse eight years of misplaced priorities.

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THE BURLINGTON ECONOMY TODAY

Burlington's economy has lost 309 businesses and more than 2,000 jobs since 2022. We are the only municipality in Halton where employment declined. Our neighbours' economies grew while ours shrank.

This did not happen by accident. It happened because Burlington's relationship with the province soured, its economic development function was paralyzed by internal debate over the economic development corporation, and the city's leadership was distracted by short-term interests.

Years of confrontation instead of collaboration have cost Burlington leverage it cannot afford to continue to lose. Our city has lost on infrastructure funding, on housing, on overdevelopment, on transit, and on the economic investment that goes to cities whose mayors are willing to pick up the phone and get a meeting.

THE BURLINGTON AFFORDABILITY GUARANTEE

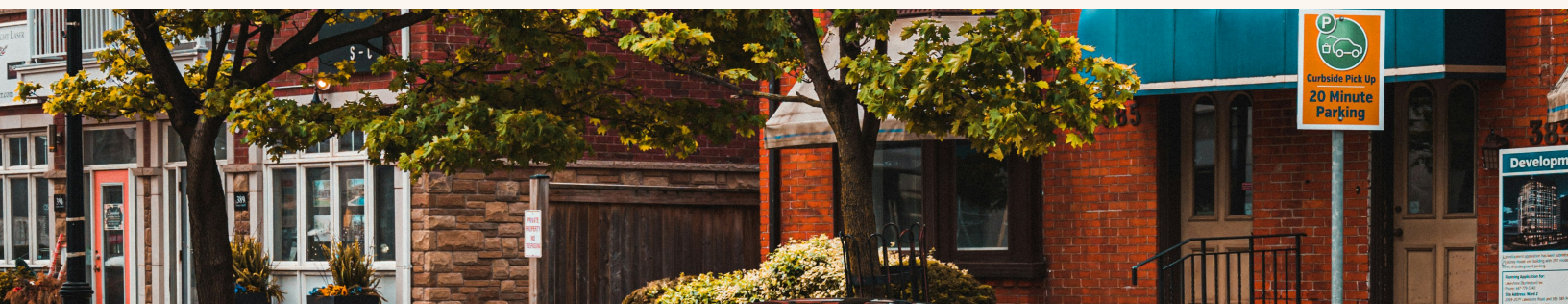
This plan is built on a simple foundation: the Burlington Affordability Guarantee. A firm commitment to anchor the city budget to inflation so businesses and residents can plan without absorbing another City Hall surprise. Fiscal discipline is not the opposite of economic growth. It is what makes economic growth possible.

Burlington has everything it needs to be the economic engine of Halton. What it has lacked is the leadership to make it happen.

THAT CHANGES ON DAY 1.

Burlington's economy should be working harder for you.

Lately, City Hall has been working harder for itself.



1

Oakville has been named one of Canada's best places to invest for seven consecutive years,

and unfortunately, **Burlington** doesn't make the list.

2

While **Mississauga** attracted nearly 4,000 new jobs and 1.7 billion dollars in corporate investment in a single year,

Burlington has been consumed by an internal debate about whether economic development should be run in house or outsourced.

3

While **Siemens** invested \$150 million in a major research centre in Oakville,

Burlington spent \$300,000 on a parking garage study nobody asked for.

This is what eight years of misplaced priorities looks like under the current mayor:

THE NUMBERS TELL THE STORY

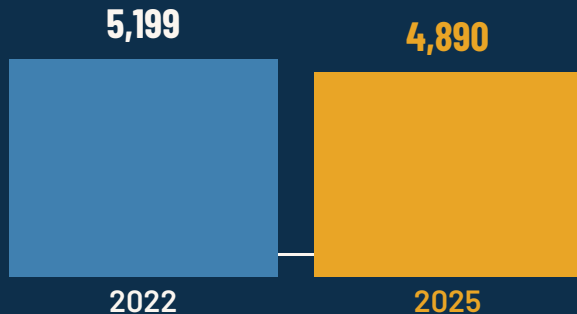
-5.9%

Burlington businesses since 2022, the steepest decline in Halton

-2.6%

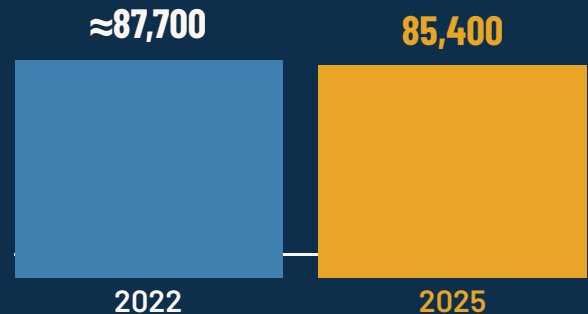
Burlington jobs since 2022, while every other Halton municipality gained jobs

BURLINGTON BUSINESSES



Net loss of 309 businesses

BURLINGTON JOBS



Only Halton municipality to lose jobs

Between 2022 and 2025, the number of businesses in Burlington fell 5.9 percent, from 5,199 to 4,890, a net loss of 309 businesses. That is the steepest business decline of any municipality in Halton over that period. Burlington jobs fell 2.6 percent over the same four years, down to 85,400.

Burlington is the only municipality in Halton where jobs declined between 2022 and 2025: Oakville added 7.3 percent, Milton added 2.4 percent, and Halton Hills added 3.2 percent. Burlington isn't just falling behind its neighbours' growth; it is the only city in Halton losing ground.

The current mayor built a political career fighting development, spent hundreds of thousands of taxpayer dollars at the tribunal, and still failed to stop it downtown.

The economic cost of that approach is clear in the numbers above.

A RECORD OF RESULTS

I voted to protect Burlington's economic reputation when it mattered. I recruited business from outside the city and brought jobs home. I will bring the same discipline and credibility to the mayor's chair.

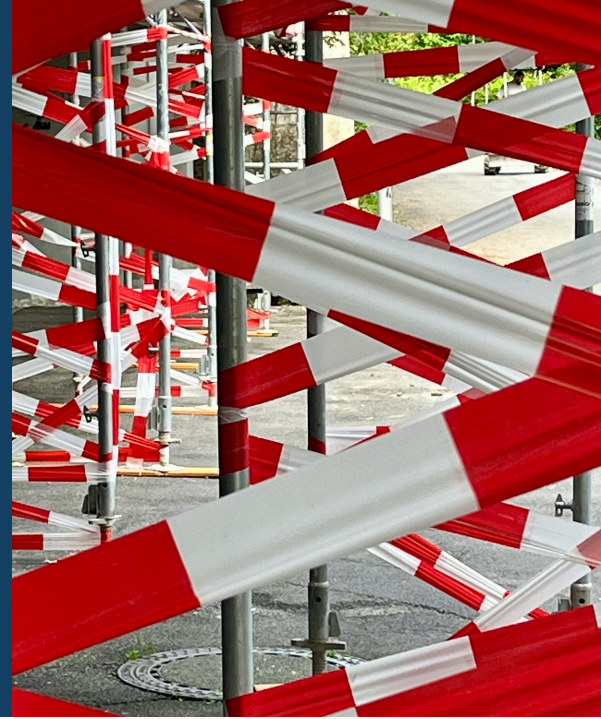
A NEW APPROACH

We will no longer ignore the local economy or assume it is someone else's job. We will ensure every decision taken at City Hall accounts for the impact on our local economy, and boost the economy with better decisions that improve quality of life.

This plan is not just about downtown Burlington; it is about every ward, from Aldershot to Alton Village, because a business on Guelph Line or in Kilbride deserves the same attention as our amazing downtown.

01

REDUCE RED TAPE



Slow permitting costs Burlington businesses time and money every single day.

Every month a permit sits on a desk is a month a business isn't hiring, expanding, or investing in this city. Faster approvals require accountability, not another committee.

1 RESTORE ACCOUNTABILITY WITH KPI'S

I will reinstate the key performance indicators that have been allowed to lapse in our building and planning departments, so residents and staff alike can see how long approvals are actually taking.

2 REDUCE PERMIT TIMELINES

I will set a measurable standard: permit wait times should reduce year-over-year every year until the City of Burlington is best-in-class for permit timelines in Ontario.

3 REMOVE UNNECESSARY REQUIREMENTS

I will reduce the number of duplicative studies required for routine applications, so a project doesn't sit waiting on a report that tells City Hall what it already knows.

4 MODERNIZE WITH TECHNOLOGY

I will use technology to drive permit wait times down to best in class, rather than accepting delay as the cost of doing business in Burlington.

02

**ATTRACT AND
RETAIN MORE JOBS**

Retention is the fastest way to grow local jobs, and it starts with getting out of our own way.

1 STRENGTHEN DISCOVER BURLINGTON

Discover Burlington was set up to lead our local economic development, and instead of empowering it, City Hall has spent years second guessing whether the function should even exist in house. That uncertainty has cost us jobs, business investment, and economic growth. As Mayor I will get City Hall out of Discover Burlington's way, strengthen its mandate and resourcing, and hold it accountable to a clear, public target of new jobs created every year, not vague ambition.

2 RETAIN EXISTING EMPLOYERS

I will personally check in with Burlington's existing employers, remove the friction that pushes them to expand elsewhere, and make the case for new investment on the basis of a city that is predictable, affordable, and easy to do business with. Oakville has Invest Oakville, with a five year plan and dedicated resources behind it. Burlington needs to match that ambition and exceed it.

3 ATTRACT INTERNATIONAL INVESTMENT

Attracting international business means showing up. I will make sure Burlington has a credible, consistent presence wherever Halton and the GTA are competing for investment, so we are recruiting employers, not waiting for them to find us. More jobs in Burlington means more residents working closer to home, spending less on commuting, and building careers without leaving the community they grew up in.

03

LOWER
TAXES

42%

Budget growth, last four
years

22%

Projected budget increase,
next four

Every business decision starts with the same question: can I afford to invest here?

When property taxes rise faster than inflation, that answer gets harder every year, for the small business paying commercial rent and for the resident paying a mortgage or rent on a home above a shop on Brant Street.

1 ANCHOR BUDGETS TO INFLATION

Burlington's city budget grew 42% over the last four years with a 22% budget increase projected over the next four. Both numbers are too high, and both point to the same problem: spending has been allowed to drift upward without the discipline to match it. As Mayor I will anchor budgets to inflation, so businesses can plan, invest in themselves, and make their rent or mortgage payments without absorbing a City Hall increase on top of everything else already going up. This commitment is formalized in the Burlington Affordability Guarantee, announced September 26, 2026 - a firm, public commitment that the city budget increase will not exceed the rate of inflation.

2 WHY TAX DISCIPLINE IS AN ECONOMIC TOOL

Predictable, disciplined taxation is not just a fiscal principle; it is an economic development tool, because businesses invest where costs are predictable.

04

PARTNER WITH PROVINCIAL AND FEDERAL GOVERNMENTS

FEDDEV ONTARIO

\$7.5M

invested in three
Burlington businesses

No municipality can build a strong local economy alone, and Burlington cannot afford a mayor who doesn't know how to work the other tables.

1 LEVERAGE FCM EXPERIENCE

As Chair of the Ontario Caucus of the Federation of Canadian Municipalities, I have already been pushing for a modernized funding framework that keeps pace with growth, and I have the relationships across Ontario municipalities and the federal government to use that experience on Burlington's behalf as Mayor.

2 SECURE ECONOMIC DEVELOPMENT FUNDING

The federal government recently invested \$7.5 million in three Burlington businesses through FedDev Ontario. That is what Burlington can attract when someone is fighting for it consistently. As Mayor, I will use every seat at every table, regional, provincial, and federal, to secure Burlington's fair share of economic development funding, so we are not left funding growth entirely through your property tax bill.

3 REBUILD THE RELATIONSHIP WITH THE PROVINCE

Years of confrontation instead of cooperation have cost us leverage on files that matter, from infrastructure funding to housing to transit. Burlington does better when its Mayor can pick up the phone and get a meeting, not just issue a statement or call a press conference. I will leverage my experience as a diplomat to rebuild a broken relationship.

05

ENHANCE QUALITY OF LIFE TO ATTRACT TALENT



Businesses follow talent, and talent chooses where it wants to live.

A strong economy and a high quality of life are not competing priorities; they reinforce each other.

1 REDUCE TRAFFIC AND IMPROVE TRANSIT

I will push for practical fixes that reduce congestion and improve transit reliability, so residents and employees aren't losing their evenings to traffic. That starts with advanced traffic management, timing the lights to keep you moving.

2 INVEST IN PARKS AND PUBLIC SPACES

Burlington's parks and recreation facilities should be better maintained and more accessible, not an afterthought. We can start by building the most family-friendly waterfront park at the Burlington Beach.

3 SUPPORT LOCAL FESTIVALS

Our festivals, including the Sound of Music and its successor, are part of what makes this city worth choosing over a neighbouring municipality, and they deserve real support, not just applause once a year. A city with clean, welcoming parks, reliable transit, and a strong festival and events calendar is a city that keeps talent, and keeps the businesses that follow it. I will ensure festivals are supported, not discouraged.

06

FINANCIAL
MATTERS

THE CASE IN BRIEF

INVEST

upfront, within an inflation-anchored budget

GROW

a broader tax base, not a bigger bill

An economic action plan should be honest about benefits and costs.

Strengthening Discover Burlington's mandate, modernizing permitting technology, restoring KPI tracking in building and planning, and maintaining a consistent presence at the provincial and federal level all require upfront investment. I will kick off a full review within the first 90 days to determine exactly what that investment looks like, funded within an inflation-anchored budget, not through a new tax increase.

The return on that investment is real and measurable. Every business retained instead of lost to Oakville or Milton protects existing jobs and existing tax revenue. Every new employer attracted broadens the commercial and industrial tax base, taking pressure off residential property taxes over time. Every permit approved faster means a business is generating revenue and paying taxes sooner. Every dollar of provincial or federal investment secured is a dollar Burlington residents do not have to raise themselves.

This plan is what makes fiscal responsibility sustainable because a growing economy is a broader tax base, and not just a bigger bill.

— THE PROMISE OF BURLINGTON

“

Every dollar
working for you.

*That's the Promise of
Burlington.*

— *Rory Nisan*



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Authorized by the Official Agent for Rory Nisan