

## Council

**Date:** April 30, 2025  
**Time:** 9:30 AM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
and Online Video Conference

### Members

Mayor Carolyn Parrish	
Deputy Mayor and Councillor Matt Mahoney	Ward 8
Deputy Mayor and Councillor John Kovac	Ward 4
Councillor Stephen Dasko	Ward 1
Councillor Alvin Tedjo	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Natalie Hart	Ward 5
Councillor Joe Horneck	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Martin Reid	Ward 9
Councillor Sue McFadden	Ward 10 (Leave of Absence)
Councillor Brad Butt	Ward 11

**To Request to Speak on Agenda Items** - Advance registration is required to make a Deputation please email Stephanie Smith, Supervisor, Secretariat at [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) or call 905-615-3200 ext. 3831 no later than **Monday, April 28, 2025 before 4:00PM**.

**Questions for Public Question Period** – To pre-register for Public Question Period, questions may be provided to the Legislative Coordinator at least 24 hours in advance of the meeting. Following the pre-registered questions, if time permits, the public may be given the opportunity to ask a question on an agenda item. Virtual participants must pre-register.

Comments submitted will be considered as public information and entered into the public record.

**Virtual Participation** - All meetings of Council are streamed live and archived at [Mississauga.ca/videos](http://Mississauga.ca/videos). To speak during the virtual meeting or if you do not have access to the internet, contact the Legislative Coordinator and you will be provided with directions on how to participate.

### Contact

Stephanie Smith, Supervisor, Legislative Services  
905-615-3200 ext. 3831

Email [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca)

### Find it Online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

An asterisk (\*) symbol indicates an Item that has been either Revised or Added

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1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1 Draft Council Minutes - April 16, 2025

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS - Nil**

Any member of the public interested in making a deputation to an item listed on the agenda must register by calling 905-615-3200 ext. 3831 or by emailing [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) by Monday April 28, 2025 at 4:00 PM.

Each Deputation to Council is limited to speaking not more than 5 minutes.

Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “receive” the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

**Public Questions:** Members of the Public that have a question about an item listed on the agenda may pre-register by contacting the Legislative Coordinator at least 24 hours in advance of the meeting . Following the registered speakers, if time permits the Chair will acknowledge members of the public who wish to ask a question about an item listed on the agenda. Virtual participants must pre-register.

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:  
Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

**9. CONSENT AGENDA**

**10. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS - Nil**

**11. PRESENTATION OF COMMITTEE REPORTS**

11.1 General Committee Report 9 - 2025 dated April 23, 2025

**12. UNFINISHED BUSINESS - Nil**

**13. PETITIONS**

13.1 A petition from Biplab Kumar Shome, Resident regarding excessive loud music (Ward 7)

13.2 A petition from Hongliu Wang, Resident, in opposition of the development at 5100 Erin Mills Parkway (Ward 9)

**14. CORRESPONDENCE**

14.1 Information Items

14.1.1 A letter dated April 1, 2025 from the Cooksville BIA with AGM Minutes regarding Board of Director

**15. NOTICE OF MOTION**

15.1 A Notice of Motion to amend resolution 0078-2025 to include parking exemption for Rosh Hashanah and Yom Kippur (Mayor Parrish)

15.2 A Notice of Motion to Enhance Enforcement and Penalties for Blocking Intersections ("Blocking the Box") (Councillor Tedjo)

15.3 A Notice of Motion for staff to review financial statements, rental bookings and net profits and losses for the Living Arts Centre and Paramount Centre (Mayor Parrish)

**16. MOTIONS**

16.1 To express sincere condolences to the family of Julia Banham, Animal Services Field Officer who passed away on April 16, 2025

- 16.2 To express sincere condolences to the family of Jose Arruda, Transit Operator, who passed away on April 13, 2025
- 16.3 To amend the Board of Management for the Cooksville Business Improvement Area  
Item 14.1.1
- 16.4 To close to the public a portion of the Council meeting to be held on April 30, 2025 to deal with various matters. (See Item 21 Closed Session)
17. **INTRODUCTION AND CONSIDERATION OF BY-LAWS**
- 17.1 A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law - Lower Driveway Blvd Parking, All-way Stop, Prohibited U-turn (Wards 4, 8-10)  
  
GC-0133-2020/March 25, 2020
- 17.2 A by-law to levy business improvement area charges pursuant to Section 208 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, for the 2025 taxation year  
  
GC-0192-2025/April 23, 2025
- 17.3 A by-law to establish the tax ratios and tax rates to levy the residential, commercial, industrial, multi-residential, new multi-residential, pipe line, farm managed forests property taxes and  
  
to levy an amount upon public hospitals, universities and colleges for the year 2025  
  
GC-0192-2025/April 23, 2025
- 17.4 A by-law to provide for the collection of the final tax levies for the year 2025  
  
GC-0192-2025/April 23, 2025
- 17.5 A by-law to amend By-law 0040-2023, as amended, being a by-law to appoint members of the Board of Management for the Cooksville Business Improvement Area  
  
Item 14.1.1
18. **MATTERS PERTAINING TO REGION OF PEEL COUNCIL**
19. **COUNCILLORS' ENQUIRIES**
20. **OTHER BUSINESS/ANNOUNCEMENTS**
21. **CLOSED SESSION**
- 21.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:  
  
Appeal of Condition of Provisional Consent granted by the Committee of Adjustment with respect to File No. B67/24, 1520 Pinetree Crescent, Ryan Matthiesen (Ward 1)
- 21.2 Personal matters about an identifiable individual, including municipal or local board employees: Tourism Mississauga Reappointment of Board of Directors



21.3 Personal matters about an identifiable individual, including municipal or local board employees: 2025 Ontario Senior of the Year

21.4 Labour relations or employee negotiations: Fire Services

**22. CONFIRMATORY BILL**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on April 30, 2025, which includes: recommendations, any reports of committees and of local boards, each motion and resolution passed and other actions taken by the Council.

**23. ADJOURNMENT**

## **REPORT 9 - 2025**

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its ninth report for 2025 and recommends:

GC-0186-2025

That the deputation and associated presentation by Jennu Baskaran, Community Development Coordinator with respect to Upcoming Youth Initiatives for Summer 2025 be received.

GC-0187-2025

That the deputation and associated presentation from Connie Zhou, and Ethan Luong, Mississauga Youth Action Committee (MYAC) with respect to MYAC 2024 Highlights and celebrating Youth Week in May 2025 be received.

GC-0188-2025

That the deputation and associated presentation by Lesley Swan, Senior Marketing Consultant and Veroy Clarke, Community Development Coordinator, with respect to City volunteer update and National Volunteer Week kick off April 27, 2025 - May 3, 2025 be received.

GC-0189-2025

That the deputation and associated presentation by Kitrina Fex, Executive Director, Hospice Mississauga with respect to Hospice Mississauga Capital Projects be received.

GC-0190-2025

That the deputation and associated presentation by Rachel Pennington, Public Art Curator with respect to 2025 Public Art Plan be received.

GC-0191-2025

That the following items were approved on the consent agenda:

- 10.1 2025 Tax Ratios, Tax Rates and Due Dates
- 10.6 Single Source Approval Award for a Software License Agreement with CoStar Realty Information, Inc.; File Ref: PRCX002112

## 11.1 Accessibility Advisory Committee Report 2 - 2025 - dated April 7, 2025

## GC-0192-2025

1. That the 2025 tax rates for the City of Mississauga be established as outlined in Appendix 1 of this report dated March 5, 2025, and titled "2025 Tax Ratios, Tax Rates and Due Dates" from the City Manager and Chief Administrative Officer.

2. That the tax ratios for the City of Mississauga be approved as follows:

Residential	1.000000
Multi-Residential	1.265604
New Multi-Residential	1.000000
Commercial	1.516977
Industrial	1.615021
Pipeline	1.313120
Farmland	0.250000
Managed Forest	0.250000

3. That the 2025 net operating municipal property tax levy for the City of Mississauga be approved at \$747,520,139.
4. That the 2025 operating budget be adjusted to reflect a transfer to the Fiscal Stability Reserve Fund (#30125) in the amount of \$1,666,505.
5. That the 2025 residential property tax due dates be set for July 3, August 7 and September 4, 2025.
6. That the 2025 non-residential property tax due date be set for August 7, 2025.
7. That the 2025 due dates for properties enrolled in the City's pre-authorized tax payment plan be set based on their chosen withdrawal date.
8. That the 2025 tax rates for the Clarkson, Cooksville, Malton, Port Credit and Streetsville Business Improvement Areas (BIA) tax levy requirement be established as set out in Appendix 2 of this report.
9. That the levy amounts for the 2025 taxation year for colleges and universities, public hospitals and correctional facilities ("Heads and Beds" levy) be based on the current legislated rates.
10. That all necessary by-laws be enacted.

## GC-0193-2025

1. That the report dated February 26, 2025 entitled "Capital Works in Progress (WIP) Update as at December 31, 2024" from the City Manager and Chief Administrative Officer, including

Appendices 1 to 5, be approved.

2. That the Treasurer be authorized to fund and close capital projects as identified in Appendix 2 of the report dated February 26, 2025 entitled "Capital Works in Progress (WIP) Update as at December 31, 2024" from the City Manager and Chief Administrative Officer.
3. That PN 24450 "YMCA Funding Contribution" be established with a gross and net budget of \$15 million funded by the Tax Capital Reserve Fund (33121).
4. That PN 24452 "GWMC – Washroom Reno" be established with a gross and net budget of \$75,000 funded by the Tax Capital Reserve Fund (33121).
5. That PN 24349 "Flooding Impact – Sawmill Valley Trail" be established with a gross and net budget of \$270,000 funded by the Tax Capital Reserve Fund (33121)
6. That PN 24350 "Flooding Impact – Etobicoke Creek Trail" be established with a gross and net budget of \$1,100,000 funded by the Tax Capital Reserve Fund (33121)
7. That all necessary by-laws be enacted.

#### GC-0194-2025

1. That the City of Mississauga and Hospice Mississauga enter into a Memorandum of Agreement as outlined in the corporate report dated April 14, 2025, from the City Manager, and Chief Administrative Officer and entitled Hospice Mississauga New Facility Construction Loan Arrangement to include the following:
  - (i) the City agreeing to lend Hospice Mississauga up to \$16.25 million dollars, at a rate of interest of the City's investment rate of return or higher, for a period of up to 30 years, to build the facility at 2176 Speakman Drive and to secure such loan through a leasehold mortgage and other security instruments,
  - (i) such other terms and conditions as the parties may mutually deem appropriate for a loan commitment of this nature.
2. That City staff be authorized to commence negotiations for a Memorandum of Agreement, the form and content of which must be satisfactory to the City Solicitor and thereafter be approved by Council before execution of same by the City.
3. That Marisa Chiu, Chief Financial Officer and Treasurer, or designate be appointed to the Hospice Mississauga Board of Directors.

#### GC-0195-2025

1. That staff undertake a comprehensive review of the City's current Community Recognition Program and Corporate Policy – Community Recognition Program as outlined in the Corporate Report dated March 20, 2025 entitled "Review of Community Recognition Program" from the City Manager and Chief Administrative Officer.
2. That a final report be brought back to General Committee by year-end, outlining findings and recommendations for updating the program.

GC-0196-2025

That the “Public Art Plan” and associated recommendations attached as Appendix 1 to the Corporate Report entitled “Public Art Plan (2025)” dated March 24, 2025 from the Commissioner of Community Services be approved.

GC-0197-2025

1. That Council approve the Single Source procurement for an data service, for a period of five (5) years, with the option to extend the term for an additional five (5) years, as detailed in the corporate report entitled “Single Source Approval Award for a Software License Agreement with CoStar Realty Information, Inc.”, dated March 26, 2024 from the Commissioner of Planning and Building.
2. That the Chief Procurement Officer, or their designate, be authorized to execute all contracts and related ancillary documents with respect to the purchase between the City and CoStar Realty Information, Inc. for a high-value acquisition with an estimated amount for the 10-year period being less than \$0.6M exclusive of taxes, in accordance with the City’s Procurement Bylaw 0013-2022, as amended, and all in a form satisfactory to the City Solicitor.

GC-0198-2025

That the presentation and deputation by Janette Campbell, Project Leader, DSX regarding the Accessibility Compliance Plan Update, be received.

(AAC-0005-2025)

GC-0199-2025

That the presentation and deputation of Dan Sadler, Manager, Standards, Training & Compliance regarding the 2024 Accessibility Annual Status Update, be received.

(AAC-0006-2025)

GC-0200-2025

That the verbal update regarding the Region of Peel’s Accessibility Advisory Committee provided by Carol-Ann Chafe, Chair and Citizen Member and Member of the ROP AAC be approved.

(AAC-0007-2025)

GC-0201-2025

That the Accessibility Advisory Committee Work Plan be approved as discussed at the Accessibility Advisory Committee meeting.

(AAC-0008-2025)

GC-0202-2025

That the deputation and presentation by Eric Zhao, Active Transportation Coordinator and Matthew Sweet, Manager Active Transportation regarding Shared Micro-mobility Program - 2025 Pre-launch Season Update, be received.

(AAC-0009-2025)

(FADS-0003-2025)

GC-0203-2025

That the verbal update provided by Steven Viera, Citizen Member on behalf of the Transit Advisory Committee regarding the MiWay Bus Destination Signage, be received.

(AAC-0010-2025)

GC-0204-2025

That the verbal update with respect to the Organizational Structure be received.

GC-0205-2025

That the verbal update with respect to 2025 Ontario Senior of the Year be received.

# Petition Information

City of Mississauga  
Corporate Services  
Office of the City Clerk



Personal information on this form is collected under the authority of the Council Procedure Bylaw 139-13 and the Petition to Council Policy 02-01-05. The personal information will be used for notifying the petition organizer(s) regarding the Council's action and/or decision concerning the matter(s) submitted for consideration. Your personal information may become part of the public record which is available for public inspection during the meeting or at the Office of the City Clerk. The information may also be available on the City website. Questions about this collection should be directed to the Deputy Clerk, Office of the City Clerk, 300 City Centre Drive, Mississauga, ON L5B 3C1, Telephone 905-613-3200 ext. 4516.

- Each petition must be submitted to the City Clerk no later than 4:00 p.m. eight business days prior to the Council meeting; otherwise the petition will be included on the next available Council agenda. Complete the Petition Submission Form and submit by email to [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca) or by mail to 300 City Centre Drive, Mississauga, L5B 3C1.
- The petition must be typed or legibly handwritten and printed on letter size paper. (No pencil)
- The petition must be appropriate and respectful in tone, and must not contain any improper or offensive language or information.
- Each petitioner must print and sign his or her own name, original signatures only. During the Covid-19 pandemic, electronic or typed signatures will be accepted.
- Each petitioner must provide his or her full address, including property's roll number for a noise wall petition.
- The petition must clearly disclose on each page that it will be considered a public document at the City of Mississauga and that the information contained in it may be subject to the scrutiny of the City and other members of the general public.

The following information outlines the purpose of the petition:

## Purpose

Excessive loud music/disturbance entire night for more than 2 years from 809, 115 Hillcrest Ave.

## Asking Council For

Help stop the loud music , drilling/vibrating noise coming from the unit that impacts multiple floors and residents.

## Organizer Information

### Full Name

BIPLAB KUMAR SHOME

### Address



**Petition Organizer Name**

BIPLAB KUMAR SHOME

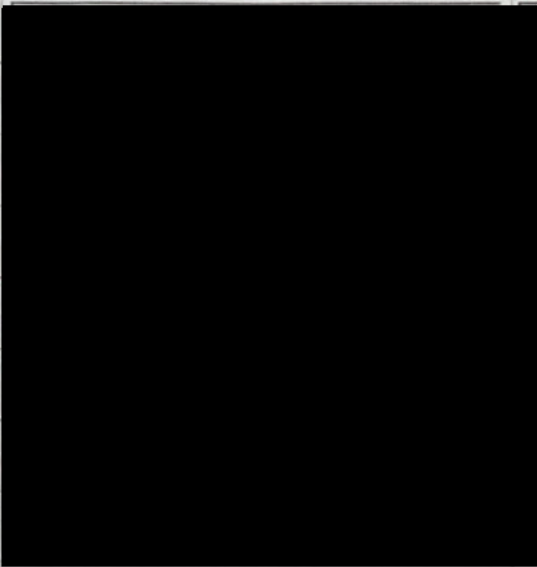
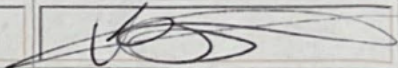
**To:** The Mayor and Members of Council**Subject of Petition**

Excessive loud music/disturbance entire night for more than 2 years from 809, 115 Hillcrest Ave.

**We, the undersigned, hereby submit this petition for Council's consideration for the purpose of:**

The condo management has failed to help stop the loud music coming from the unit despite several attempts.

Kindly help stop the loud music , drilling , vibrating noise coming from the unit. It impacts multiple floors and residents.

Name	Address	Ward	Signature
BIPLAB KR. SHOME			B. Shome
Venecia Baker			
Birivan aziz			Pir
Yelena Banks			H. Bowker
Hemlata Vaswani			JD
SARAVANAN MR			MRP
NAVEEN KUMAR			Jo. Dawson Shome

This petition will be considered a public document at the City of Mississauga and the information contained in it may be subject to the scrutiny of the City and other members of the general public.



# Petition Information

City of Mississauga  
Corporate Services  
Office of the City Clerk



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- The petition must clearly disclose on each page that it will be considered a public document at the City of Mississauga and that the information contained in it may be subject to the scrutiny of the City and other members of the general public.

## The following information outlines the purpose of the petition:

### Purpose

Stop 9 High-Rise Towers at Erin Mills Town Centre (Southeast corner of Glen Erin DR and Erin Centre BLVD) FILE: OZ/OPA 24-15 W9

### Asking Council For

Demand the City Council reject this proposal.

### Organizer Information

#### Full Name

#### Address

#### Phone Number

#### Email Address

**Petition Organizer Name**

Empowering Erin Mills Neighborhoods

**To:** The Mayor and Members of Council

**Subject of Petition**

Petition Opposing the Proposed High-Density High-Rise Development at 5100 Erin Mills Parkway Due to Concerns Traffic Impact, Infrastructure Strain and Over Height and Density

**We, the undersigned, hereby submit this petition for Council's consideration for the purpose of:**

We, the undersigned, hereby submit this petition for Council's consideration for the purpose of: ensuring that the voices of residents are heard and that the proposed development at 5100 Erin Mills Parkway is planned in a way that respects the existing character of our community and minimizes disruption to residents' quality of life.

Name	Address	Ward	Signature
Ling Li			Ling Li
Honglin Wang			王洪流
Jessica Wang			Jessica Wang

This petition will be considered a public document at the City of Mississauga and the information contained in it may be subject to the scrutiny of the City and other members of the general public.

## Cooksville BIA



**3025 Dundas Street West, Suite 104B  
Mississauga, ON  
L5A 2H1**

TO: Mayor and Members of Council

DATE: APRIL 1<sup>ST</sup>, 2025

SUBJECT: Cooksville Business Improvement Area (BIA) New Board Members

ATTACHMENT: Current Board Members of the Cooksville BIA Minutes of Cooksville BIA Annual General Membership Meeting held February 20, 2025,

Please be advised that the following individuals have been nominated to join the Cooksville BIA Board of Directors for a term of office to expire on November 14, 2026, or until their successors are appointed.

The Cooksville Business Improvement Area (BIA) recommends that Council appoint the following individuals to the Cooksville BIA Board of Directors

- Bernie Torchia, to fill current vacancy on existing Board
- Dave Cook, special appointment by Councillor, Ward 7

**March Board Meeting Minutes (Approved)**  
**COOKSVILLE BUSINESS IMPROVEMENT AREA**

**Date: Thursday, March 20, 2025**

**Time: 6:00 PM – 7:30 PM (EST)**

**Location: BIA Office**

**Attendees:** Tony Nguyen (Chair), Ajmal Muhammad, Amardeep Singh, Antonia (Toni) Velianou, Neena Anand, Roya Vakili, Sharon Johnson, Andrew Rizk, Adil Abraham, Anna (Executive Director), Shawn Abraham

**Regrets:** Dipika Damerla

1. **Call to Order (Welcome/Quorum)**
  - a. Chair Tony Nguyen called the meeting to order at 6:05 PM.
2. **Land Acknowledgement**
  - a. Read by Andrew Rizk.
3. **Changes/Additions to the Meeting Agenda**
  - a. Anna Mikus added discussion regarding the April Board Meeting date under New Business.
  - b. **Roya put forward a motion to approve the agenda. Seconded by Antonia. Motion carried.**
4. **Declaration of Conflict of Interest**
  - a. None declared.
5. **Approval of Previous Meeting Minutes**
  - a. **AGM – February 20, 2025**
    - i. **Roya put forward a motion to approve AGM minutes. Seconded by Neena. Motion carried.**
  - b. **February Board Meeting**
    - i. **Antonia put forward a motion to approve February Board meeting minutes. Seconded by Adil. Motion carried.**
  - c. **Special Board Meeting – March 3, 2025**
    - i. Discussion noted three additions regarding cost comparisons, dollar amounts to be added, and termination clauses in the motions.
    - ii. **Adil put forward Motion to approve the March Special Meeting minutes with the proposed changes. Seconded by Neena. Motion carried.**

## **6. Reports**

### **a. Chair's Report**

- a. The AGM was successful; feedback will be solicited to improve future events.
- b. Several contracts were reviewed by committees, continuing a proactive approach.
- c. Encouraged ongoing planning for training, strategic planning, and community improvements.

## **7. b. Executive Director's (ED) Operational Report**

- a. ED gave an update status on securing vendors for security, flowers and TOC for 2025.
- b. Security
  - i. Security vendor will display BIA logos on patrol cars and vests; service to begin April 1st.
- c. Flowers
  - i. Ajmal requested ED to obtain sample pictures of flowers to be used in planters/hanging baskets.

***NOTE – Sharon arrived 6:22pm***

### **d. TOC**

- i. Preparations for Taste of Cooksville (TOC) are underway. City has suggested possibly using the west side due to new condo development at Jaguar Valley, but the board is inclined to keep it on the east side where most restaurants are located. Board is also recommending 2-day event. ED to request 2-day event. Proposed dates Sept 20-21<sup>st</sup>.
- ii. Kandy Media pricing finalized with revised commission structure. They are currently starting to source Sponsorship for TOC 2025.
- e. The financial audit was completed with positive results.
- f. The HR & Governance Subcommittee interviewed prospective board candidates and nominated a new board member, Bernie selected. Andre and Alex are eager to join sub-committees. ED will reach out.

## **8. Treasurer's Report**

- a. Financial statements reviewed; no anomalies noted on the Balance Sheet or P&L. Saved money on cell phone bill, thank you Ajmal. OBIAA conference fees applied to February P+L.
- b. Exploring improved investment options for the reserve fund.
- c. Bookkeeping services under review for comparative value. ED to source other quotes for bookkeeping services.



**NOTE – Shawn arrived 6:33 pm**

- d. Tony asked ED to prepare a Variance report monthly.
- e. **Neena put forward a motion to approve the monthly financial statement. Seconded by Andrew. Motion carried.**

## **9. Councilor's Report**

**None**

## **10. Subcommittee Updates**

- a. HR & Governance Subcommittee recommended adding Bernie as the new board member and discussed engaging other applicants as a part of subcommittees.

## **11. New Business**

### **a. AGM Debrief**

- i. Consensus that the AGM went well, with improved attendance and positive partnerships (e.g., police involvement).
- ii. ED presented AGM Survey to obtain feedback and recommendations from all Board Members
- iii. Chair asked all Board Members for a discussion on Survey and overall AGM. Suggestions included personal outreach to businesses, even calling business directly. Consider a larger venue, possibly moving AGM timing further in the calendar year (Spring) and inviting more community partners. Recommendation to separate the AGM from the Board Meeting, which will allow for greater participation. Every year it gets better. Need to increase engagement and awareness of the BIA.

### **b. Board Recruitment**

- i. Three applicants interviewed: André (Precise Hair), Bernie (Novar property owner), and Alex (Brixon).
- ii. **Adil put forward a motion to appoint Bernie to the Board of Directors effective March 20<sup>th</sup> 2025 as a new Board member. Amardeep seconded. Motion carried.**
- iii. André and Alex to be invited to join subcommittees for hands-on involvement in the BIA.

- iv. **Dave Cook showed interest to rejoin the Board as a Special appointment. Councillor Dipika will need to bring forward a special appointment. All Board members agree unanimously to have Dave rejoin the Board.**

**c. Integrity Commissioner – Board Training**

- i. **Proposed dates in May or June for a 2–3 hour session.**
- ii. **General preference for June 19, 2025, with subcommittee members and new applicants to participate.**

**d. Financial Audit Statements 2024**

- i. **Audit completed with no issues flagged.**
- ii. **Roya put forward a motion for the Chair and Treasurer to sign off on the 2024 Audited Financials. Seconded by Sharon. Motion carried.**
- iii. **A short virtual general meeting with broad membership will be scheduled in April for approval of the 2024 Audited Financials. 21 days' notice for GM is required. The target date is April 17<sup>th</sup>.**

**e. April Board Meeting**

- i. **Concerns about April 17<sup>th</sup> board meeting date being before Good Friday.**
- ii. **No motion to change date. April 17<sup>th</sup> General Mtg will replace full Board Meeting and be virtual.**

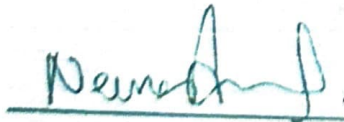
**12. Adjournment**

- a. **Adil put forward a motion to adjourn the March Board Meeting. Second, by Shawn. Motion carried.**
- b. **Meeting adjourned at 7:03 PM.**

**Next Scheduled Board Meeting: Thursday, April 17, 2025, 6:00 PM – Virtual**

**Minutes approved by the Board of Directors on April 17, 2025.**

**Signed on behalf of the Board of Directors:**



**Neena Anand**  
**Secretary, Board of Directors**



**Tony Nguyen**  
**Chair, Board of Directors**

**Carolyn Parrish**

Mayor, City of Mississauga  
T 905-896-5555 F 905-896-5879  
mayor@mississauga.ca

**Office of the Mayor****City of Mississauga**

300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
carolynparrish.ca

Motion to amend resolution 0078-2025 – Parking Exemption for Rosh Hashanah and Yom Kippur – April 23, 2025

Moved by: Mayor Parrish

Seconded by: Councillor

WHEREAS the City of Mississauga approved an exemption to its Traffic (Parking) Bylaw 555-00 to waive the 5-hour on-street parking restriction for statutory holidays;

AND WHEREAS on April 2, 2025, Council passed Resolution 0078-2025 which extended the exemption to include religious and cultural celebrations such as Eid al-Fitr, Eid al-Adha, Diwali, Passover and Hanukkah, reflecting the diverse and inclusive community of Mississauga;

AND WHEREAS Rosh Hashanah and Yom Kippur are significant religious celebrations for the Jewish community in Mississauga, during which family, community, and religious gatherings at places of worship are essential aspects of the observance;

THEREFORE, BE IT RESOLVED THAT:

1. The City of Mississauga waive the 5-hour on-street parking restriction as follows:

- a. From 8 a.m. to midnight on Monday, September 22, 2025, to Wednesday, September 24, 2025, in recognition of Rosh Hashanah 2025.
- b. From 8 a.m. to midnight on Friday September 11, 2026, to Sunday, September 13, 2026, in recognition of Rosh Hashanah 2026, and those dates be adjusted each year accordingly.
- c. From 8 a.m. to midnight on Wednesday, October 1, 2025, and Thursday October 2, 2025, in recognition of Yom Kippur 2025.
- d. From 8 a.m. to midnight on Sunday, September 20, 2026 and Monday, September 21, 2026, in recognition of Yom Kippur 2026 and those dates be adjusted each year accordingly.

Carolyn Parrish, Mayor of Mississauga, 905-896-5555 mayor@mississauga.ca, 300 City Centre Drive, Mississauga, Ontario L5B 3C1



**Alvin Tedjo**  
Councillor, Ward 2  
T 905-896-5200 M 647-669-6885  
alvin.tedjo@mississauga.ca



**City of Mississauga**  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
mississauga.ca

## Notice of Motion to Enhance Enforcement and Penalties for Blocking Intersections ("Blocking the Box")

Moved: Councillor Tedjo

Seconded: Councillor Kovac

WHEREAS blocking intersections, known as "blocking the box," significantly impedes traffic flow and increases the risk of accidents involving motorists, cyclists, and pedestrians;

WHEREAS the City of Mississauga is committed to ensuring safe and efficient movement of traffic within its jurisdiction;

WHEREAS Section 4(5)(a) of Mississauga's Traffic By-law 555-00 prohibits drivers from entering an intersection on a green signal unless they can reasonably clear it before the signal turns red;

WHEREAS enhanced enforcement and increased penalties have proven effective in other municipalities, such as Toronto, in reducing the incidence of blocking intersections;

THEREFORE, BE IT RESOLVED THAT:

1. Staff bring back a report to Council on recommendations regarding fines for violations of Section 4(5)(a) of Traffic By-law 555-00, with a scan of neighbouring jurisdictions;
2. That the report includes a signage and communications plan for key intersections prone to congestion, informing drivers of the increased fines and the importance of keeping intersections clear;
3. That the City engages with Peel Regional Police to enhance enforcement efforts targeting drivers who block intersections, particularly during peak traffic hours;
4. That the City explores the feasibility of utilizing technology, such as automated cameras, for the enforcement of intersection-blocking violations;
5. And that staff reports back to Council with findings and recommendations by the end of the calendar year.

A handwritten signature in blue ink, appearing to read "Alvin Tedjo".

Alvin Tedjo  
Councillor, Ward 2



CITY OF MISSISSAUGA  
OFFICE OF THE MAYOR

**Motion – April 30<sup>th</sup>, 2025**

Moved by: Mayor Carolyn Parrish

Seconded by:

Whereas many community groups and sports events report moving to Oakville and Brampton for lower facility rental rates;

Whereas some sports events have moved to Brampton because rental rates are lower and the facilities are apparently more accommodating.

THEREFORE BE IT RESOLVED THAT:

1. Financial statements, rental bookings and net profits and losses for both the Living Arts Centre and Paramount Centre, since the City takeover, be prepared for Council.
2. Benchmarking of fees for the Living Arts Centre and the Paramount Centre, comparing all surrounding GTA municipalities with comparable facilities.

**Resolution – Expression of Sympathy**

WHEREAS the Mayor, Members of Council and staff at the City of Mississauga are deeply saddened to learn of the passing of City employee Julia Banham, on Wednesday April 16<sup>th</sup>, 2025;

AND WHEREAS Julia Banham worked for 28 years with Animal Services, as a full-time Mississauga Animal Services Field Officer;

AND WHEREAS Julia Banham was dedicated to promoting responsible pet ownership, animal welfare and community safety among the residents and animals within the City of Mississauga through her dedication to education and By-law compliance;

AND WHEREAS Julia Banham was a beloved co-worker with an inspirational work ethic and positive attitude and will be remembered as being a knowledgeable and highly respected officer whose caring and concern for animals exemplified all that is best in Animal Services;

AND WHEREAS Julia Banham will be dearly missed by her family, friends and co-workers;

NOW THEREFORE BE IT RESOLVED that sincere condolences be extended on behalf of the Mayor, Members of Council and staff of the City of Mississauga to the family of Julia Banham.

**Expression of Sympathy**

WHEREAS the Mayor, Members of Council and staff at the City of Mississauga are saddened to learn of the passing of Jose Arruda, Transit Operator, who passed away on April 13, 2025;

AND WHEREAS Jose joined the Transportation and Works Department in 2016 and worked at MiWay for over 9 years;

AND WHEREAS Jose will be missed by his many colleagues who had the pleasure of working with him and described him as a kind operator;

AND WHEREAS Jose is survived by his fiancée (Lesley) and his children;

NOW THEREFORE BE IT RESOLVED that sincere condolences be extended on behalf of the Mayor, Members of Council and staff of the City of Mississauga to the Arruda family.

WHEREAS pursuant to Section 204(3) of the Municipal Act, 2001 , S.O. 2001 , c. 25, as amended, all members of a board of management of a business improvement area shall be appointed by the municipality;

AND WHEREAS the Council of The Corporation of the City of Mississauga enacted Bylaw 0040-2023 to appoint members of the Board of Management of the Cooksville Business Improvement Area on March 1, 2023;

AND WHEREAS the Cooksville BIA notified the City Clerk's Office that the Board of Management of the Cooksville Business Improvement Area of the following changes Area in accordance with Section 27(3) of the Cooksville Business Improvement Area Governance By-law 0035-2020, as amended:

1. Appoint Bernie Torchia effective April 16, 2025 as Director of the Board of Management of the Cooksville Business Improvement Area.

WHEREAS the Municipal Act, 2001, as amended (the "Act"), requires Council to pass a resolution prior to closing part of a meeting to the public;

AND WHEREAS the Act requires that the resolution states the act of the holding of the closed meeting and the general nature of the matter to be considered at the closed meeting;

NOW THEREFORE be it resolved that a portion of the Council meeting held on April 30, 2025 shall be closed to the public to deal with the following matters:

(Pursuant to Section 239(2) of the Municipal Act, 2001)

21.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: Appeal of Condition of Provisional Consent granted by the Committee of Adjustment with respect to File No. B67/24, 1520 Pinetree Crescent, Ryan Matthiesen (Ward 1)

21.2 Personal matters about an identifiable individual, including municipal or local board employees: Tourism Mississauga Reappointment of Board of Directors

21.3 Personal matters about an identifiable individual, including municipal or local board employees: 2025 Ontario Senior of the Year

21.4 Labour relations or employee negotiations: Fire Services

A by-law to amend By-law No. 555-2000,  
as amended, being the Traffic By-law

WHEREAS pursuant to section 11(3)1 of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, a Council may enact by-laws respecting highways, including parking and traffic on highways;

AND WHEREAS Council of The Corporation of the City of Mississauga desires to make certain amendments to By-law 555-2000, as amended, being the Traffic By-law;

NOW THEREFORE, the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That Schedule 10 of By law 555-2000, as amended, be amended by DELETING the following:

<u>SCHEDULE 10</u> <u>THROUGH HIGHWAYS</u>		
COLUMN 1 HIGHWAY	COLUMN 2 FROM	COLUMN 3 TO
Angel Pass Drive	West limit of Dovehouse Drive	East limit of Glasshill Grove
Artesian Drive	West limit of Long Acre Drive/Glasshill Grove	East limit of Sebastian Drive/ Dovehouse Drive

2. That Schedule 10 of By law 555-2000, as amended, be amended by ADDING the following:

<u>SCHEDULE 10</u> <u>THROUGH HIGHWAYS</u>		
COLUMN 1 HIGHWAY	COLUMN 2 FROM	COLUMN 3 TO
Angel Pass Drive	East limit of Dovehouse Drive	West limit of Colombo Crescent
Artesian Drive	East limit of Sebastian Drive/ Dovehouse Drive	West limit of St. Martin Mews
Artesian Drive	East limit of St. Martin Mews	West limit of Long Acre Drive/Glasshill Grove

3. That Schedule 11 of By-law 555-2000, as amended, be amended by ADDING the following:

<u>SCHEDULE 11</u> <u>STOP SIGNS</u>	
COLUMN 1 INTERSECTIONS	COLUMN 2 FACING TRAFFIC
Dovehouse Drive at Angel Pass Drive	Southbound on Dovehouse Drive Eastbound on Angel Pass Drive Westbound on Angel Pass Drive
Artesian Drive at St. Martin Mews	Northbound on St. Martin Mews Eastbound on Artesian Drive Westbound on Artesian Drive

4. That Schedule 19 of By-law 555-2000, as amended, be amended by ADDING the following:


<u>SCHEDULE 19</u> <u>PROHIBITED U-TURNS</u>	
COLUMN 1 LOCATION	COLUMN 2 DIRECTION
Eglinton Avenue West and Winston Churchill Boulevard	Eastbound and Westbound Northbound and Southbound

5. That Schedule 31 of By-law 555-2000, as amended, be amended by ADDING the following:

<u>SCHEDULE 31</u> <u>DRIVEWAY BOULEVARD PARKING-CURB TO SIDEWALK</u>			
COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES PERMITTED
Bishopstoke Lane	Both	Woodington Drive and Meadows Boulevard (east intersection)	Anytime

6. This By-law shall not become effective until the portions of the highway(s) affected are properly signed.

ENACTED and PASSED this 30th day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: April 23, 2025
File: LA.25-25.60

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



A by-law to levy business improvement area charges pursuant to Section 208 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, for the 2025 taxation year

WHEREAS pursuant to Section 205(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the “*Municipal Act, 2001*”), a Board of Management of a business improvement area must submit its budget to the Council of The Corporation of the City of Mississauga for approval in whole or in part;


AND WHEREAS the Council of The Corporation of the City of Mississauga has approved the 2025 Business Improvement Area Budgets for each of the Clarkson, Cooksville, Malton, Port Credit and Streetsville business improvement areas by way of Resolution 0252-2024 on November 27, 2024 approving Budget Committee Recommendation BC-0033-2024;

AND WHEREAS pursuant to Section 208 of the *Municipal Act, 2001*, the Council of The Corporation of the City of Mississauga may levy a special charge upon rateable property in a prescribed business property class in business improvement areas sufficient to provide a sum of money equal to the sum approved by Council for the purposes of the Board of Management for that area;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

- 1. For the purpose of providing the sums set forth as 2025 levies for each of the business improvement areas in Schedule A attached hereto, being Clarkson, Cooksville, Malton, Port Credit and Streetsville, a special charge shall be levied upon rateable property in each business improvement area whose property assessment is in the commercial or industrial property class.
- 2. The special charge described in Section 1 shall be calculated by applying the rate set out in Schedule A to the current value assessment of the assessed property.
- 3. Schedule A attached hereto shall be and hereby forms part of this By-law.

ENACTED AND PASSED this 30th day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Chris Ibarra
Date: April 17, 2025
File: BL.01-25.12

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Schedule A

Clarkson Business Improvement Area  
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	90,298,510	0.119638%	108,032
CH	Commercial Shared (PIL for Ed)		0.119638%	0
CM	Commercial Taxable (No Ed)		0.119638%	0
CK	Commercial Excess Land (PIL for Ed)		0.119638%	0
C4	Commercial Farm Awaiting Development II		0.119638%	0
CU	Commercial Excess Land		0.119638%	0
CJ	Commercial Vacant Land (PIL for Ed)		0.119638%	0
CX	Commercial Vacant Land		0.119638%	0
DT	Office Building		0.119638%	0
DU	Office Building Excess Land		0.119638%	0
DK	Office Building Excess Land (PIL for Ed)		0.119638%	0
ST	Shopping Centre		0.119638%	0
SU	Shopping Centre Excess Land	9,669,400	0.119638%	11,568
GT	Parking Lot		0.119638%	0
IT	Industrial		0.119638%	0
IH	Industrial Shared (PIL for Ed)		0.119638%	0
I4	Industrial Farm Awaiting Development II		0.119638%	0
IU	Industrial Excess Land		0.119638%	0
IX	Industrial Vacant Land		0.119638%	0
II	Industrial - Water Intake System (PIL for Ed)		0.119638%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.119638%	0
IK	Industrial Excess Land (PIL for Ed)		0.119638%	0
LT	Large Industrial		0.119638%	0
LH	Large Industrial Shared (PIL for Ed)		0.119638%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.119638%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.119638%	0
LU	Large Industrial Excess Land		0.119638%	0
		99,967,910		\$119,600
	Total			

Schedule A

Cooksville Business Improvement Area  
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	295,073,625	0.075530%	222,869
CH	Commercial Shared (PIL for Ed)		0.075530%	0
CM	Commercial Taxable (No Ed)		0.075530%	0
CK	Commercial Excess Land (PIL for Ed)		0.075530%	0
C4	Commercial Farm Awaiting Development II		0.075530%	0
CU	Commercial Excess Land	771,200	0.075530%	582
CJ	Commercial Vacant Land (PIL for Ed)		0.075530%	0
CX	Commercial Vacant Land	5,292,000	0.075530%	3,997
DT	Office Building	38,532,200	0.075530%	29,103
DU	Office Building Excess Land		0.075530%	0
DK	Office Building Excess Land (PIL for Ed)		0.075530%	0
ST	Shopping Centre	36,062,300	0.075530%	27,238
SU	Shopping Centre Excess Land		0.075530%	0
GT	Parking Lot	2,913,000	0.075530%	2,200
IT	Industrial	17,106,400	0.075530%	12,920
IH	Industrial Shared (PIL for Ed)		0.075530%	0
I4	Industrial Farm Awaiting Development II		0.075530%	0
IU	Industrial Excess Land	1,441,800	0.075530%	1,089
IX	Industrial Vacant Land		0.075530%	0
II	Industrial - Water Intake System (PIL for Ed)		0.075530%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.075530%	0
IK	Industrial Excess Land (PIL for Ed)		0.075530%	0
LT	Large Industrial		0.075530%	0
LH	Large Industrial Shared (PIL for Ed)		0.075530%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.075530%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.075530%	0
LU	Large Industrial Excess Land		0.075530%	0
		397,192,525		\$300,000
	Total			

Schedule A

Malton Business Improvement Area  
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	216,363,044	0.087629%	189,596
CH	Commercial Shared (PIL for Ed)		0.087629%	0
CM	Commercial Taxable (No Ed)		0.087629%	0
CK	Commercial Excess Land (PIL for Ed)		0.087629%	0
C4	Commercial Farm Awaiting Development II		0.087629%	0
CU	Commercial Excess Land	55,000	0.087629%	48
CJ	Commercial Vacant Land (PIL for Ed)		0.087629%	0
CX	Commercial Vacant Land	2,695,000	0.087629%	2,362
DT	Office Building	1,672,200	0.087629%	1,465
DH	Office Building Shared (PIL for Ed)		0.087629%	0
DU	Office Building Excess Land		0.087629%	0
DK	Office Building Excess Land (PIL for Ed)		0.087629%	0
ST	Shopping Centre	83,881,200	0.087629%	73,504
SU	Shopping Centre Excess Land		0.087629%	0
GT	Parking Lot		0.087629%	0
IT	Industrial	3,452,000	0.087629%	3,025
IH	Industrial Shared (PIL for Ed)		0.087629%	0
I4	Industrial Farm Awaiting Development II		0.087629%	0
IU	Industrial Excess Land		0.087629%	0
IX	Industrial Vacant Land		0.087629%	0
II	Industrial - Water Intake System (PIL for Ed)		0.087629%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.087629%	0
IK	Industrial Excess Land (PIL for Ed)		0.087629%	0
LT	Large Industrial		0.087629%	0
LH	Large Industrial Shared (PIL for Ed)		0.087629%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.087629%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.087629%	0
LU	Large Industrial Excess Land		0.087629%	0
	<b>Total</b>	<b>308,118,444</b>		<b>\$270,000</b>

Schedule A

Port Credit Business Improvement Area  
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	311,046,540	0.268275%	834,461
CH	Commercial Shared (PIL for Ed)		0.268275%	0
CM	Commercial Taxable (No Ed)		0.268275%	0
CK	Commercial Excess Land (PIL for Ed)		0.268275%	0
C4	Comm Farm Awaiting Development II		0.268275%	0
CU	Commercial Vacant Units	4,897,100	0.268275%	13,138
CJ	Commercial Vacant (PIL for Ed)		0.268275%	0
CX	Commercial Vacant Land	8,128,600	0.268275%	21,807
DT	Office Building	4,057,000	0.268275%	10,884
DH	Office Building Shared (PIL for Ed)		0.268275%	0
DU	Office Building Vacant Units		0.268275%	0
DK	Office Building Excess Land (PIL for Ed)		0.268275%	0
ST	Shopping Centre	77,489,100	0.268275%	207,884
SU	Shopping Centre Vacant Units	5,411,600	0.268275%	14,518
GT	Parking Lot	4,977,000	0.268275%	13,352
IT	Industrial		0.268275%	0
IH	Industrial Shared (PIL for educ)		0.268275%	0
I4	Industrial Farm Awaiting Development II		0.268275%	0
IU	Industrial Vacant Units		0.268275%	0
IX	Industrial Vacant Land	672,000	0.268275%	1,803
II	Industrial - Water Intake System (PIL for Ed)		0.268275%	0
IJ	Industrial Vacant (PIL for Ed)		0.268275%	0
IK	Industrial Excess Land (PIL for Ed)		0.268275%	0
LT	Large Industrial		0.268275%	0
LH	Large Industrial Shared (PIL for Ed)		0.268275%	0
LJ	Large Industrial Vacant (PIL for Ed)		0.268275%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.268275%	0
LU	Large Industrial Vacant Units		0.268275%	0
	<b>Total</b>	<b>416,678,940</b>		<b>\$1,117,846</b>

Schedule A

Streetsville Business Improvement Area  
2025 Final Tax Rates and Levy

	Description	Assessment for 2025	Tax Rate	Tax \$
CT	Commercial	141,813,260	0.283641%	402,241
CH	Commercial Shared (PIL for Ed)		0.283641%	0
CM	Commercial Taxable (No Ed)		0.283641%	0
CK	Commercial Excess Land (PIL for Ed)		0.283641%	0
C4	Commercial Farm Awaiting Development II		0.283641%	0
CU	Commercial Excess Land		0.283641%	0
CJ	Commercial Vacant Land (PIL for Ed)		0.283641%	0
CX	Commercial Vacant Land	2,088,000	0.283641%	5,922
DT	Office Building		0.283641%	0
DH	Office Building Shared (PIL for Ed)		0.283641%	0
DU	Office Building Excess Land		0.283641%	0
DK	Office Building Excess Land (PIL for Ed)		0.283641%	0
ST	Shopping Centre	21,294,134	0.283641%	60,399
SU	Shopping Centre Excess Land		0.283641%	0
GT	Parking Lot	507,000	0.283641%	1,438
IT	Industrial		0.283641%	0
IH	Industrial Shared (PIL for Ed)		0.283641%	0
I4	Industrial Farm Awaiting Development II		0.283641%	0
IU	Industrial Excess Land		0.283641%	0
IX	Industrial Vacant Land		0.283641%	0
II	Industrial - Water Intake System (PIL for Ed)		0.283641%	0
IJ	Industrial Vacant Land (PIL for Ed)		0.283641%	0
IK	Industrial Excess Land (PIL for Ed)		0.283641%	0
LT	Large Industrial		0.283641%	0
LH	Large Industrial Shared (PIL for Ed)		0.283641%	0
LJ	Large Industrial Vacant Land (PIL for Ed)		0.283641%	0
LK	Large Industrial Excess Land (PIL for Ed)		0.283641%	0
LU	Large Industrial Excess Land		0.283641%	0
	<b>Total</b>	<b>165,702,394</b>		<b>\$470,000</b>

A by-law to establish the tax ratios and tax rates to levy the residential, commercial, industrial, multi-residential, new multi-residential, pipe line, farm and managed forests property taxes and to levy an amount upon public hospitals, universities and colleges for the year 2025

WHEREAS The Corporation of the City of Mississauga is required under Section 290(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the "*Municipal Act, 2001*"), to adopt yearly estimates of all sums required during the year for the purposes of The Corporation of the City of Mississauga, including the sums required by law to be provided by Council for any local boards of The Corporation of the City of Mississauga;

AND WHEREAS the Council of The Corporation of the City of Mississauga passed Resolution 0252-2024 on November 27, 2024, and the Mayor of The Corporation of the City of Mississauga issued Mayoral Decision MDE-0028-2024 on December 2, 2024 in accordance with Section 284.16 of the *Municipal Act, 2001* and O. Reg 530/22;

AND WHEREAS the 2025 Net Operating Levy is estimated at \$747,520,139;

AND WHEREAS it is necessary to establish tax ratios for the taxation year 2025 by the Council of The Corporation of the City of Mississauga pursuant to the *Municipal Act, 2001*;

AND WHEREAS the tax ratios establish the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed by the Minister of Finance under the *Assessment Act*, R.S.O. 1990, c. A.31, (the "*Assessment Act*"), as amended, and the regulations thereto;

AND WHEREAS Section 310 of the *Municipal Act, 2001*, allows an upper-tier municipality to delegate to each of its lower-tier municipalities the authority to pass a by-law establishing the tax ratios for the year within the lower-tier for both lower-tier and upper-tier purposes;

AND WHEREAS pursuant to The Regional Municipality of Peel By-law Number 1-2025, The Regional Municipality of Peel delegated to the council of each area municipality the authority to pass a by-law establishing tax ratios and setting out a method by which the portion of Regional levies will be raised in each area municipality for the 2025 taxation year;

AND WHEREAS The Regional Municipality of Peel adopted in By-law Number 12-2025 on March 20, 2025, estimates of all sums required by The Regional Municipality of Peel during the year 2025 for the purposes of the Regional Corporation that will provide for a general levy and special levies on area municipalities;

AND WHEREAS Ontario Regulation 400/98, under *Education Act*, R.S.O. 1990, c.E.2 prescribes the tax rates for school purposes for 2025 for residential properties (including residential, multi-residential, and new multi-residential classes), and for the commercial, industrial, pipe line, farm and managed forest classes;

AND WHEREAS it is necessary for the Council of The Corporation of the City of Mississauga, pursuant to the *Municipal Act, 2001*, to levy on the whole rateable property for the residential, multi-residential, new multi-residential, commercial, industrial, pipe line, farm and managed forest classes according to the last revised assessment roll for The Corporation of the City of Mississauga the sums set forth for various purposes in Schedule A attached hereto for the current year;

AND WHEREAS Section 323 of the *Municipal Act, 2001*, authorizes a local municipality in which there is situated a university designated by the Minister of Training, Colleges and Universities or a college of applied arts and technology, or a public hospital or provincial mental health facility designated by the Minister of Health and Long-Term Care, to levy an annual amount not exceeding the prescribed amount for each full-time student enrolled in the university or college or for each provincially rated bed in the public hospital or provincial mental health facility;

AND WHEREAS Ontario Regulation 384/98, under the *Municipal Act, 2001*, prescribes the rate for universities, colleges of applied arts and technology, and designated public hospitals for the purposes of Section 323 of the *Municipal Act, 2001*;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. For the taxation year 2025, the tax ratio for property in:
  - a) the residential class is 1.000000;
  - b) the commercial class is 1.516977;
  - c) the industrial class is 1.615021;
  - d) the multi-residential class is 1.265604;
  - e) the new multi-residential class is 1.000000;
  - f) the pipe line class is 1.313120;
  - g) the farm class is 0.250000; and
  - h) the managed forests class is 0.250000.
2. For the year 2025, The Corporation of the City of Mississauga shall levy upon the residential, commercial, industrial, multi-residential, new multi-residential, pipe line, farm and managed forests property assessments the rates of taxation per current value assessment for general purposes as set out in Schedule A attached to this By-law.
3. The estimates to be levied for the current year are as set forth in Schedule A attached to this By-law.
4. For universities, colleges of applied arts and technology or designated public hospitals or provincial mental health facilities within the City of Mississauga, taxes due and payable shall be calculated based on \$75 on each:
  - a) full time student enrolled in a designated university or college of applied arts and technology in the year preceding the year of levy;
  - b) provincially rated bed in a designated public hospital or provincial mental health facility as determined by the relevant Provincial Minister.
5. (1) For payments-in-lieu of taxes due to The Corporation of the City of Mississauga, the actual amount due to The Corporation of the City of Mississauga shall be based on the assessment roll and the tax rates for the applicable classes as set out in Schedule A.
- (2) Notwithstanding subsection 5(1), payment-in-lieu of taxes due to The Corporation of the City of Mississauga for land that is owned or leased by the Greater Toronto Airports Authority operating the Toronto Pearson International Airport will be calculated in accordance with Ontario Regulation 282/98 under the *Assessment Act*, as amended.
6. Schedule A attached hereto shall be and hereby forms part of this By-law.
7. If any section or portion of this By-law is found by a court of competent jurisdiction to be invalid, it is the intent of Council of The Corporation of the City of Mississauga that all remaining sections and portions of this By-law continue in full force and effect.



ENACTED AND PASSED this 30th day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Chris Ibarra
Date: April 22, 2025
File: BL.01-25.12

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MAYOR

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CLERK

**Schedule A**  
**The Corporation of the City of Mississauga**  
**2025 Final Tax Rates and Levy**

Class	Description	Returned Assessment for 2025	City Tax Rate (%)	Region Tax Rate (%)	Education Tax Rate (%)	Total Tax Rate (%)	City of Mississauga Levy	Region of Peel Levy	Education Levy	Total Levy
RT	Residential	129,444,793,398	0.379527%	0.501337%	0.153000%	1.033864%	491,277,612	648,955,132	198,050,534	1,338,283,278
RH	Residential Shared (PIL for Ed)	1,640,500	0.379527%	0.501337%	0.153000%	1.033864%	6,226	8,224	2,510	16,960
R1	Res Farm Awaiting Development I	1,719,000	0.113858%	0.150401%	0.045900%	0.310159%	1,957	2,585	789	5,331
R4	Res Farm Awaiting Development II	0	0.379527%	0.501337%	0.153000%	1.033864%	0	0	0	0
RD	Residential - Education Only	0	0.000000%	0.000000%	0.153000%	0.153000%	0	0	0	0
MT	Multi-Residential	6,909,539,605	0.480331%	0.634495%	0.153000%	1.267825%	33,188,631	43,840,655	10,571,596	87,600,882
M1	MR Farm Awaiting Development I	27,614,000	0.113858%	0.150401%	0.045900%	0.310159%	31,441	41,532	12,675	85,648
M4	MR Farm Awaiting Development II	0	0.480331%	0.634495%	0.153000%	1.267825%	0	0	0	0
NT	New Multi-Residential	142,320,500	0.379527%	0.501337%	0.153000%	1.033864%	540,144	713,506	217,750	1,471,400
CT	Commercial	19,997,146,485	0.575733%	0.760517%	0.880000%	2.216251%	115,130,240	152,081,753	175,974,889	443,186,882
CH	Commercial Shared (PIL for Ed)	15,742,400	0.575733%	0.760517%	0.944727%	2.280978%	90,634	119,724	148,723	359,081
CM	Commercial Taxable (No Ed)	45,493,500	0.575733%	0.760517%	0.000000%	1.336251%	261,921	345,986	0	607,907
CK	Commercial Excess Land (PIL for Ed)	3,668,900	0.575733%	0.760517%	0.944727%	2.280978%	21,123	27,903	34,661	83,687
C1	Commercial Farm Awaiting Development I	75,816,900	0.113858%	0.150401%	0.045900%	0.310159%	86,324	114,030	34,800	235,154
C4	Commercial Farm Awaiting Development II	0	0.575733%	0.760517%	0.880000%	2.216251%	0	0	0	0
C0	Commercial Small Scale On Farm Business	0	0.143933%	0.190129%	0.220000%	0.554063%	0	0	0	0
C7	Commercial Small Scale On Farm Business	22,400	0.143933%	0.190129%	0.220000%	0.554063%	32	43	49	124
CU	Commercial Excess Land	244,828,769	0.575733%	0.760517%	0.880000%	2.216251%	1,409,561	1,861,965	2,154,493	5,426,019
CJ	Commercial Vacant Land (PIL for Ed)	783,000	0.575733%	0.760517%	0.944727%	2.280978%	4,508	5,955	7,397	17,860
CX	Commercial Vacant Land	335,431,100	0.575733%	0.760517%	0.880000%	2.216251%	1,931,189	2,551,011	2,951,794	7,433,994
DT	Office Building	4,413,178,219	0.575733%	0.760517%	0.880000%	2.216251%	25,408,139	33,562,983	38,835,968	97,807,090
DH	Office Building Shared (PIL for Ed)	11,283,500	0.575733%	0.760517%	0.944727%	2.280978%	64,963	85,813	106,598	257,374
DU	Office Building Excess Land	41,422,342	0.575733%	0.760517%	0.880000%	2.216251%	238,482	315,024	364,517	918,023
DK	Office Building Excess Land (PIL for Ed)	4,322,300	0.575733%	0.760517%	0.944727%	2.280978%	24,885	32,872	40,834	98,591
ST	Shopping Centre	6,996,530,255	0.575733%	0.760517%	0.880000%	2.216251%	40,281,358	53,209,821	61,569,466	155,060,645

**Schedule A**  
**The Corporation of the City of Mississauga**  
**2025 Final Tax Rates and Levy**

Class	Description	Returned Assessment for 2025	City Tax Rate (%)	Region Tax Rate (%)	Education Tax Rate (%)	Total Tax Rate (%)	City of Mississauga Levy	Region of Peel Levy	Education Levy	Total Levy
SU	Shopping Centre Excess Land	37,696,600	0.575733%	0.760517%	0.880000%	2.216251%	217,032	286,689	331,730	835,451
GT	Parking Lot	149,792,200	0.575733%	0.760517%	0.880000%	2.216251%	862,404	1,139,196	1,318,171	3,319,771
IT	Industrial	4,406,364,889	0.612944%	0.809670%	0.880000%	2.302614%	27,008,534	35,677,032	38,776,011	101,461,577
IH	Industrial Shared (PIL for Ed)	64,545,112	0.612944%	0.809670%	1.066032%	2.488646%	395,625	522,603	688,072	1,606,300
I1	Industrial Farm Awaiting Development I	57,288,700	0.113858%	0.150401%	0.045900%	0.310159%	65,228	86,163	26,296	177,687
I4	Industrial Farm Awaiting Development II	0	0.612944%	0.809670%	0.880000%	2.302614%	0	0	0	0
I0	Industrial Small Scale On-Farm Business	0	0.153236%	0.202418%	0.220000%	0.575654%	0	0	0	0
I7	Industrial Small Scale On-Farm Business	0	0.153236%	0.202418%	0.220000%	0.575654%	0	0	0	0
IU	Industrial Excess Land	49,233,409	0.612944%	0.809670%	0.880000%	2.302614%	301,773	398,628	433,254	1,133,655
IX	Industrial Vacant Land	202,723,400	0.612944%	0.809670%	0.880000%	2.302614%	1,242,580	1,641,391	1,783,966	4,667,937
II	Industrial - Water Intake System	0	0.612944%	0.809670%	1.066032%	2.488646%	0	0	0	0
IJ	Industrial Vacant Land (PIL for Ed)	1,747,000	0.612944%	0.809670%	1.066032%	2.488646%	10,708	14,145	18,624	43,477
IK	Industrial Excess Land (PIL for Ed)	15,939,288	0.612944%	0.809670%	1.066032%	2.488646%	97,699	129,056	169,918	396,673
LT	Large Industrial	1,006,764,782	0.612944%	0.809670%	0.880000%	2.302614%	6,170,901	8,151,476	8,859,530	23,181,907
LH	Large Industrial Shared (PIL for Ed)	0	0.612944%	0.809670%	1.066032%	2.488646%	0	0	0	0
LJ	Large Industrial Vacant Land (PIL for Ed)	0	0.612944%	0.809670%	1.066032%	2.488646%	0	0	0	0
LK	Large Industrial Excess Land (PIL for Ed)	0	0.612944%	0.809670%	1.066032%	2.488646%	0	0	0	0
LU	Large Industrial Excess Land	48,844,333	0.612944%	0.809670%	0.880000%	2.302614%	299,388	395,478	429,830	1,124,696
PT	Pipe Line	169,298,000	0.498364%	0.658316%	0.880000%	2.036680%	843,721	1,114,516	1,489,822	3,448,059
FT	Farm	4,878,500	0.094882%	0.125334%	0.038250%	0.258466%	4,629	6,114	1,866	12,609
TT	Managed Forests	576,700	0.094882%	0.125334%	0.038250%	0.258466%	547	723	221	1,491
		174,928,989,986					747,520,139	987,439,727	545,407,354	2,280,367,220

A by-law to provide for the collection of the final  
tax levies for the year 2025

WHEREAS Section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended (the “*Assessment Act*”), provides that all real property, with specific exceptions, is subject to assessment and taxation;

AND WHEREAS it is expedient to provide for the levy and collection of final tax levies for the year 2025 and to impose penalty and interest on all arrears of taxes pursuant to Sections 323, 342, 343, 345, 346, 347, and 355 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended (the “*Municipal Act, 2001*”);

AND WHEREAS By-law 0211-2009, as amended delegates the powers and duties of the Treasurer under the *Municipal Act, 2001*, or any other Act with respect to the collection of taxes and the sale of land for tax arrears to the Director, Finance and Treasurer and the Manager, Revenue and Taxation;

AND WHEREAS the position title “Director of Finance” was changed to “Chief Financial Officer” effective October 25, 2024.

NOW THEREFORE the Council of The Corporation of the City of Mississauga, ENACTS as follows:

1. For the purposes of this By-law:  
  
“City” means The Corporation of the City of Mississauga;  
  
“Council” means the Council of the City; and  
  
“Treasurer” means the City’s Chief Financial Officer and Treasurer; or the Manager, Revenue and Taxation;
2. (1) Subject to subsection 2(2), the final levy for residential, farm, pipe line and managed forests property taxes including local improvement assessments, tax rates for school purposes (“School Rates”) and other charges and rates for the year 2025 shall be due and payable in three instalments on July 3, August 7 and September 4, 2025.  
  
(2) Notwithstanding subsection 2(1), the final levy for residential, farm, pipe line and managed forests property taxes including local improvement assessments, School Rates and other charges or rates for those properties subject to an agreement under the City of Mississauga Pre-Authorized Tax Payment Program shall be due and payable in three instalments on July 3, August 7 and September 4, 2025 for the due date plan, or six instalments for the monthly plan based on the taxpayer’s selected withdrawal day of either the 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> or 22<sup>nd</sup>, or the next business day in the event any of the 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> or 22<sup>nd</sup> falls on a statutory holiday, civic holiday or a weekend, of the months of July, August, September, October, November and December, 2025.
3. (1) Subject to subsection 3(2), the final levy for properties with any portion of assessment in the commercial, industrial, multi-residential or new multi-residential property classes including local improvement assessments, School Rates and other charges and rates for the year 2025 shall be due and payable in one instalment on August 7, 2025.

- (2) Notwithstanding subsection 3(1), the final levy for properties with any portion of assessment in the commercial, industrial, multi-residential or new multi-residential property classes including local improvement assessments, School Rates and other charges or rates for those properties subject to an agreement under the City of Mississauga Pre-Authorized Tax Payment Program shall be due and payable in one instalment on August 7, 2025 for the due date plan, or five instalments for the monthly plan based on the taxpayer's selected withdrawal day of either the 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> or 22<sup>nd</sup>, or the next business day in the event any of the 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> or 22<sup>nd</sup> falls on a statutory holiday, civic holiday or a weekend, of the months of August, September, October, November and December, 2025.
4. Notwithstanding Sections 2 and 3, where the total final levy taxes to be imposed on a property would be less than twenty-five (25) dollars, the amount of actual taxes payable shall be zero.
- (1) Property taxes to be levied as a result of additions to the tax roll pursuant to the *Assessment Act*, shall be due and payable in three instalments provided that the first instalment shall be due not earlier than 21 days from the date of the mailing of the tax notice.
  - (2) Notwithstanding subsection 5(1), where property taxes are levied as a result of additions to the Tax Roll pursuant to the *Assessment Act*, at such points during the year that it is impractical or otherwise not feasible for such taxes to be payable in three instalments, then these taxes shall be due and payable in one instalment provided that the instalment shall be due not earlier than 90 days from the date of the mailing of the tax notice.
6. In the event of a default of payment of any instalment of taxes or any part of any instalment, the remaining instalment or instalments shall forthwith become due and payable.
7. There shall be added to the tax roll all or any arrears of charges, fees, costs or other expenses as may be permitted by applicable Provincial legislation and such arrears of charges, fees, costs or other expenses shall be deemed to be taxes, collected as taxes, or collected in the same manner as municipal taxes, as may be specifically authorized by the applicable statute.
- (1) The Treasurer shall in accordance with By-law 0222-2009, as amended, add a percentage charge as a penalty for default of payment of any instalments prescribed in this By-law.
  - (2) The Treasurer shall also add a percentage charge as interest in accordance with By-law 0222-2009, as amended.
9. Except as provided by Section 347(3) of the *Municipal Act, 2001*, the Treasurer is hereby authorized to accept part payment from time to time on account of any taxes due and to give a receipt for such part payment, provided that acceptance of any such part payment does not affect the collection of any percentage charges imposed and collectable under the provisions of By-law 0222-2009, as amended, in respect of non-payment of any taxes or any class of taxes or of any instalment thereof.
- (1) The following institutions are hereby authorized to collect instalments of taxes to be credited to the Treasurer:
    - (a) A bank listed in Schedule I or II of the *Bank Act*(Canada);
    - (b) A trust corporation registered under the *Loan and Trust Corporations Act*, and
    - (c) Subject to the *Credit Unions and Caisses Populaires Act, 1994*, a credit union as defined therein.
  - (2) The institutions described in subsection 10(1), shall provide a receipt to the payor and the City shall credit the taxpayer's account for the amount paid effective on the date of the institution's receipt to the taxpayer.

- (3) Taxes paid into a financial institution to the credit of the Treasurer of the City shall be accompanied by such information as may be required by the Treasurer, sufficient to identify the tax account against which the tax payment is to be applied.
  - (4) Where a payment by a payor into a financial institution to the credit of the Treasurer has been applied to the wrong tax account as a result of a clerical or typographical error, the Treasurer may, upon receipt of the written request of the financial institution or payor accompanied by such evidence as the Treasurer may require to establish the existence of said error, reverse and apply said payment to the correct tax account upon such terms and conditions, including the posting of security by the financial institution or payor, as the Treasurer may require.
- 11. Payments received on account of taxes shall be applied as follows:
  - (1) Payment shall first be applied against penalty and interest charges owing according to the length of time the charges have been owing, with the charges imposed earlier being discharged before charges imposed later;
  - (2) Payment shall then be applied against the taxes owing (including any items referred to in Section 7 of this By-law which have been added to the Tax Roll) according to the length of time they have been owing, with the taxes (including any items referred to in Section 7 of this By-law which have been added to the Tax Roll) imposed earlier being discharged before taxes (including any items referred to in Section 7 of this By-law which have been added to the Tax Roll) imposed later.
- 12.
  - (1) The Treasurer is hereby authorized to mail, by regular mail or electronically, every tax notice or cause the same to be mailed to the address of the property shown on the tax roll or an alternate address or provide electronic eBill notification, as directed in writing by the person taxed.
  - (2) Immediately after sending a tax bill, the Treasurer shall create a record of the date on which it was sent and this record is, in the absence of evidence to the contrary, proof that the tax bill was sent on that date.
- 13. If any section or portion of this By-law is found by a court of competent jurisdiction to be invalid, it is the intent of Council that all remaining sections and portions of this By-law continue in force and effect.
- 14. This By-law shall take effect upon the coming into effect of a by-law establishing tax ratios and tax rates for the year 2025 by Council.

ENACTED and PASSED this 30th day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Chris Ibarra
Date: April 22, 2025
File: BL.01-25.12

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MAYOR

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CLERK

A by-law to amend By-law 0040-2023, as amended, being a by-law to appoint members of the Board of Management for the Cooksville Business Improvement Area

WHEREAS pursuant to Section 204(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, all members of a board of management of a business improvement area shall be appointed by the municipality;

AND WHEREAS the Council of The Corporation of the City of Mississauga enacted Bylaw 0040-2023, as amended, to appoint members of the Board of Management of the Cooksville Business Improvement Area on March 1, 2023;

AND WHEREAS the Cooksville BIA notified the City Clerk's Office of a change to the Board of Management of the Cooksville Business Improvement Area in accordance with Section 27(3) of the Cooksville Business Improvement Area Governance By-law 0035-2020, as amended;

NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

- 1. That Bernie Torchia is appointed to the Board of Management of the Cooksville Business Improvement Area, effective retroactively to March 20, 2025 for a term of office to expire on November 14, 2026, or until such time as a successor is appointed.

ENACTED and PASSED this 30th day of April, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Chris Ibarra
Date: April 23, 2025
File: LA.25-25.14

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MAYOR

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CLERK