



Applewood Hills & Heights Residents' Association (AHHRA)
'Residents' Caring for Our Community'

Date: June 9th, 2025

To: Mayor of Mississauga Carolyn Parrish, City Councillors and City Staff

Re: Mississauga's 2025 Property Tax Increase of 9.2% and

Responses received from residents and AHHRA members on their feedback to the City of Mississauga's 2025 Property tax increase of 9.2% following receipt of 2025 Property Tax Notices @ mid May 2025 and AHHRA's 2015-2025 Property Tax Summary attached in addition to this letter.

Good Morning Mayor Parrish, Members of Council and City staff,

The receipt of the 2025 Property tax invoice showing a 9.2% in our property taxes for this year has raised many concerns for property owners in our community; and, as we know for many property owners throughout Mississauga who are also very alarmed, disappointed and upset about.

We followed the city's and regional budget meetings in the fall 2024 and early winter 2025 and appreciate your efforts Mayor Parrish and Councillors in doing all you could to stop the Peel Police's excessive 4.2% amount of being approved and to reduce this portion to a lesser more reasonable amount so that Mississauga's share would not be as high; however, and unfortunately this was not possible.

We acknowledge and thank you for your work on this important issue.

AHHRA members were informed via our weekly email updates of this year's 2025 property tax increase after it was finalized along with the attached 10-year City of Mississauga Property Tax summary as an additional reference on how our property taxes have been progressing from 2025 to now.

However, now that the 2025 property tax invoices have been received we can actually see the reality of how much the 9.2% increase is affecting us all.

In our continued communication with AHHRA group members, a request was made for all residents who wished to do so to let us know their position on this 9.2% increase. Below from pages 2 – 6 are responses received from some members of our community. It is requested that you take a few minutes to kindly read all comments being brought to your attention.

Some comments also ask questions which we request for these questions be replied to by reply to this letter at our email address applewoohhra@gmail.com

Thank you.

Responses from Applewood Hills & Heights residents:

The last 3 years of property tax increases do not reflect inflation and are harsh on all retirees on fixed incomes.

I'm considering moving out of the city since no services have been increased and the city is spending like drunken sailors for things like BIP that the majority of citizens do not want, need or use.

-RC

Personally, I am always a bit puzzled (bamboozled?) by the math on the property tax issue. I am sure it is put forward this way for a slightly nefarious reason.

9.2% increase, you say.

Okay. I pay property tax on a monthly basis; the payment is taken directly from my account.

Up to now, for this tax period, I have been paying \$572.00 per month. My new payment will be \$678.00 per month, an increase of \$106.00 per month. This is an increase on a monthly basis of 18.5%. Am I missing something here?

It is interesting to note that when Toronto needed to increase property taxes to make up for, literally, decades of minimal or no increases, they hit homeowners with an approximately 9% increase. In Mississauga, we get that for one year!

I would love to see a line-by-line budget for the city.

Thanks for letting me comment.

-JV

This is outrageous. This speaks very highly about our counselor for this area. She should have standing up for us. They just don't realize that quite a few people are hurting in the area. -WG

I would 100% like to reply in regards to the unacceptable 9.2% tax increase.

I fail to be made of ANY viable reason for such a DRASTIC increase. As a property owner in Mississauga, I have seen the care of the boulevards, be passed over to the home owner, the city sidewalk maintenance being passed over to the home owner, the maintenance of city water drains and access to hydrants in the winter, also, passed over to the property owner in order to keep the costs and taxes down. Instead of a weekly pick up, our garbage pick up is now bi-weekly as is recycle and a shortened yard waste calendar.

The snow clean up last year was an absolute laughable disgrace and an insult to all the tax paying citizens. A week and a half after the last snowfall, I watched citizens walk on the streets of Dixie Road south of Dundas as the city sidewalks were not plowed and people had no option but to walk on the streets which were a mess to begin with. Our taxes have increased over and over again while our amenities have been reduced. The cost of living has surpassed our income and yet the city feels it is acceptable to instil taxes in excess for both houses and condominium.

While Peel region has decided to keep Mississauga as part of its map, the cost to Mississauga Residents are facing & paying the unacceptable brunt of it all. Why are Brampton & Caledon not facing the brunt of the tax increases instead of reaping the benefits of Mississauga taxes? The consistent removal of our green space to put up ANOTHER condo is damaging to the city. Last year alone, we had 2 large floods in the city, which is a direct result of the removal of the green grass & trees, and the replacement of cement/concrete jungles, and then the audacity to charge the citizens of the city rain tax. We are taxed to death in not just this country, but in our own city.

I fail to understand why those of us who have paid our property off, continue to pay increases when our property size is not growing. What does the value of our property have ANYTHING to do with property taxes when the property remains the same size and we are the ones paying the costs to try to improve our own homes.

Ms Parish, you were voted in by the people of Mississauga, and yet, so far, we are not seeing anything being done to HELP the people of this once fine city, but rather, feel punished to live here.

I would hope that you would put the people of the city you work for, in your forefront of decisions that will help us to flourish.

Your response is much appreciated - let us know you are hearing us!

Thank you,

-TP

The tax hike is ridiculous! Many people find paying their mortgage and feeding their children, an almost impossible task!

-LB

The huge increases to the Region of Peel upper management might be acknowledged also. They should be retracted. The public will be angry.

-PM

Thank you for this, like other homeowners this was very frustrating to receive. I respect the Mayor's efforts to rein in Peel Police spending and commend her efforts to better balance what we are paying to the Region. My questions are as follows:

- the Mayor focused all the blame on the Region. What savings has the city sought to achieve. We need both the city and the region aiming for 1-1.5% increases so that combined we align to 3 % annually.
- is separating from Peel still an option? Can we fight for that still?
- Will Peel be balancing how much Mississauga versus Brampton is putting in now that their population is greater?

Finally, I hope the city is realizing that only essential projects should be moving ahead. We can't afford "nice to haves" as these increases are going to force residents to consider leaving if this continues. I especially feel for seniors on fixed income pensions — this is an unacceptable increase.

-SP

I have been living in Mississauga Applewood Heights since 1967 and this recent tax hike is nothing but disgusting. The Councillor members who voted for this hike should be ashamed and resign.

It's alright for them to vote as they gave themselves a fantastic pay increase and lets not forget our tax dollars paying for city employees free parking

just so they would be incentivized into returning to work. That's only about 133,000 from our pockets, so the people who can more than afford parking do not have to pay.

Reality is most of the residents are not even getting a cost of living adjustment and are struggling to survive. I have known 8 families in my neighbourhood who have had to sell their house and move all because they cannot afford the bills, mortgage and property taxes in Mississauga.

My street alone has presently, three homes for sale, all Seniors who have lived and raised their children in the area for decades are forced to move to a more affordable location.

The Councillors are trying to make middle class families obsolete. We will be left with Ultra Wealthy (such as the councillors, who ensure to pay themselves a very healthy amount from our tax dollars) or poor.

I remember everything from Ward 3 from schools that were built, roads that were constructed, Apple orchards and farm land that was eliminated. I lived through the train derailment evacuation, even survived walking by a house that blew up but never ever have I seen the disturbing things I witness now in my neighbourhood.

Cars being stolen from almost every street, Beggars at every major intersection, Scared shop owners, people living in our parks, Tent City's, a free food table at the corner of Dundas and Dixie (which is always empty) Our food banks our suffering like never before.

Councillor's who ignore their residents petitions and calls, specifically Chris Fonseca. They put in a Bike program and all over the place there are bike's littered at the entrance of parks, plaza's, and roadside curbs. They are just being dumped wherever.

The services I believe in my tax dollars paying for are Policing, Hospitals and infrastructure. Not speed bumps, Councillors wages, 14 million windrow cleaning program and senior recreation, My street did not even have a plow come down it for three days and when I called my Councillor her office told me my street was not a Priority, but let me assure you the money I pay for my property taxes are priority as I could take that money and plow 5 streets all winter long with the amount I pay. I missed 3 days of work because my car could not get out on the road, never mind windrow plowing, Was I reimbursed for missing work...the answer is no. That is nothing but a joke and also not every resident who pays for that is getting the benefit of that service. I think everyone who does not get use of that service should be rebated on their tax bill.

Our parks are infested with rats because the grass is not being cut or maintained, instead it's a "naturalized" environment, which is just an excuse not to keep up with the maintenance and care. Rats are everywhere because the infrastructure work the City did was not even inspected to ensure they prebaited prior to the start of working. That's ok more money out of

my pocket to fix the problems they caused. The implementation of Free recreation for seniors again why is the majority of tax payers paying for a service they cannot utilize.

Did any Councillor ask any of the senior's which they would prefer to be able to AFFORD to live in their home or do recreation. I think they would tell you scrap the free recreation.

For some people these tax bills are like small mortgages. You will never ever be mortgage free.

Applewood Heights **used to be** a clean, safe, affordable neighborhood. Where we had fireworks and picnics in the park, you could play in the creek, ride your bike and walk to the store without being afraid someone would approach you asking for money or to buy them alcohol/drugs. Now it's just unsafe, beggars everywhere, unticketed parked cars making it impossible to safely navigate the side streets (once you drive over a hundred speed bumps) parks with grass so high anyone could be hiding or living in, There was a time when It was shocking to see a police car in the area now it's an everyday occurrence. People who cannot afford things are now having to take free food from a table and live in tents all the while Councillors are voting to increase our taxes for a nice pay raise and free parking. I don't know how they sleep at night. Perhaps they live on a " Priority" street.

In Conclusion, my opinion of this tax hike of 9.2% is utter disgust.

-LM

Re: Tax Increases.

Over the past 10yrs, The City has been spending beyond our means to pay the increases.

Many things are "nice to have" but we often don't need them

New Indoor pools and costly upgraded community centres.

New activity parks for younger kids..eg Gulleden

Demolition costs for a family outdoor covered rink.

New bike lanes, curbs,corner expansions (on already wide streets with side walks).

Eg Rathburn/Longos area)

Street lights and speed cameras for 40km and 30km zones (despite good signage already there).

Increasing consulting costs (despite the many employees of the City).

Indoor arenas...per city "masterplan", they are very costly and often under-utilised.

Overall...The City needs to reduce capital expenditures, drive savings and initiate cost reductions in all areas. At least until our ability to pay improves!

-DS

We appreciate your time in reviewing the above comments.

At this time, we would also like to ask the questions below to which we respectfully request your reply to:

1. Following the approval of the 2025 property tax increase of 9.2% in winter 2025 and knowing the great impact this record increase would have to property owners in Mississauga.
The 2026 budget meetings will begin in less than 6 months; there is great need for plans in place to offset any possible or even close to property tax increase as we have this 2025 year.
 1.
 - What have you already done to date, are you doing at this time and continue to plan to ensure that such an excessive increase in property taxes will NOT recur in the coming years for Mississauga residents?
2. The City of Brampton's population has now surpassed Mississauga's however, as we have been informed for the Peel Police budget Mississauga residents pay the greater portion of @68% while in Brampton property owners pay the remaining 32% while the Town of Caledon that does not even have Peel Police service and does contribute to the Peel Police budget through their property taxes however, the Town of Caledon's councillors have a vote on the Peel Police final budget amount.
 - Why do Town of Caledon Councillors have a vote on the Peel Police's final budget when they do not contribute to its funding?
 - Is this question being addressed so that Town of Caledon do not have a vote on the Peel Police budget since they do not receive Peel Police service?
If yes, how? If not, why not?
 - Would this matter be a Regional or Provincial issue?

We understand that there is a funding model which is based on property values rather than population that permits this inequitable contribution between Mississauga property owners (@68%) and Brampton's property owners (@32%) towards the annual Peel Police budget.

What action has been/is being taken by you to address this inequitable funding model between Brampton and Mississauga at this time and that would allow for an equitable distribution between the two municipalities so that the greater contribution would not remain with Mississauga's property owners?

- Is this being addressed? If yes, how? If not, why not?
 - For an equitable resolution of contribution to Peel Police budget - Would this be done at the municipal, Regional or Provincial level?
 - Would MPAC (Municipal Property Assessment Corporation) and/or any other agency be involved in addressing this?
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