

**ALVIN  
TEDJO**

FOR MAYOR

**Fair**

**Affordability**

# Plan Overview



## Freezing Property Taxes for All

Help residents manage the high cost of living by keeping residential property tax increases at 0% until 2026.



## Lowering Property Taxes for Seniors

Provide residents 65 years or older with a property tax rebate of \$420 if their annual household income is lower than \$60,000.



## Making Recreation Accessible

Remove fees for drop-in swimming or skating for children aged 12 years or under.



## Reducing Summer Childcare Cost

Provide a free outdoor play and learning program at City parks for children aged 6-12 during the months of July and August.



## Supporting Small Businesses

Create a new property tax classification for local small businesses that will reduce their property tax burden by 15%.

# Freezing Property Taxes:

Everyone is feeling the pinch of inflation and rising interest rates – **now is not the time for a tax increase**. I will freeze the City of Mississauga’s portion of residential property taxes until 2026, while still maintaining service levels. We can do this responsibly by using other funding sources that don’t hit households that are already struggling.

## These measures include:

**Introducing a vacant homes tax:** Our housing crisis is made worse when homes sit empty. To incentivise the sale or rental of these empty homes, **I will implement a vacant home tax at 3% of property value**, the same rate as Toronto and Vancouver. This will put more homes on the market and generate approximately \$20 million for the City of Mississauga.

**Drawing from the “rainy day” fund:** Mississauga has always been led by strong fiscal managers, ensuring that services were funded, while saving for a rainy day. Well, the rainy day has arrived. **It is time to draw from our reserve fund to give our residents a much needed break from tax hikes**. My plan takes a responsible approach by drawing down approximately \$10 million from the City’s Fiscal Stability Reserve Fund, while leaving 80% of the reverse fund intact.



**Securing federal and provincial housing funds:** Both the federal and provincial governments have made tens of millions of dollars available for cities through the Housing Accelerator Fund and the Building Faster Fund. Cities that follow through on their housing commitments will receive funding, while others will not. By building the homes we need, we can make housing more affordable and receive this funding to help keep taxes low. My comprehensive housing plan will do exactly that. **It will unlock over \$28 million from the federal government and nearly \$32 million from the provincial government.**

**Growing the tax base:** Mississauga has had the same population since 2011. **We cannot expect the same ratepayers to pay for the increasing costs of running our City.** Growing Mississauga with more neighbours and more businesses will help keep our taxes low by spreading the cost of city services over a larger base of taxpayers, helping to **keep taxes low for the long term.**

Revenue from a vacant homes tax, drawing down from the “rainy day” reserve fund, securing federal and provincial housing dollars, and growing the tax base will allow the City to **provide our residents a much needed property tax freeze until 2026.**





# Lowering Property Taxes for Seniors:

A broad property tax freeze will help all of our residents. However, there are many seniors on fixed incomes who need more help as the cost of living keeps rising. **I will address this problem by introducing property tax rebates of \$420 for low-income seniors** (\$50,000 for single seniors and \$60,000 for couples). This will align the eligibility threshold with the Ontario Senior Homeowners' Property Tax Grant.

In addition, many seniors currently benefit from a subsidized window snow clearing program. The current program runs from December to March and is available to 750 participants on a first-come, first-served basis. **I will expand the program to all seniors** by removing the arbitrary 750 cap.





# Making Recreation Accessible:

Families with young children are also under increased financial pressure and **cost should not be a barrier for any family that wants to take advantage of our City's recreational facilities.** That is why I will eliminate all fees for drop-in swimming and skating at City facilities for youth aged 12 and under.





# Reducing Summer Childcare Costs:

The City of Mississauga currently offers a Play in the Park program that provides free, supervised outdoor play for children aged 6 to 12 years old during the months of July and August. To help reduce summer childcare costs for more families, I will expand **Play in the Park from half day to a full day program and offer it across more parks in Mississauga.** In addition to reducing childcare costs, this program will also **create ~50 new summer jobs** for high school and postsecondary students as camp leaders.





# Supporting Small Businesses:

Thriving main streets and small businesses are the lifeblood of vibrant neighbourhoods. I **will reduce property taxes for small businesses by 15% over a two-year period**, with the Province matching the cut. This new commercial property tax subclass will be implemented through a shift within the overall commercial rate with no impact to the residential rate.

I will also work to **reduce the regulatory burden on small businesses and improve the ease of doing business**, by adopting a mandatory “small business lens” to assess all new bylaws and track our progress on reducing unnecessary burdens.



**My Fair Affordability Plan is a responsible, fully costed roadmap to how my City Government will help all Mississauga residents manage the soaring cost of living that we're all struggling with. Experts support my plan, and Mississauga residents will get the fair affordability they deserve.**

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“Alvin will keep Mississauga as affordable as possible, and that means not only freezing property taxes but also offering tax relief for lower-income seniors and small businesses. As someone who spearheaded the budget process for Canada’s biggest city, I can say that he has a fully costed plan to get there. Together with his pro-housing policies, Alvin’s responsible budget plan makes him the best person to address Mississauga’s very real cost of living concerns.”

**Louis Tsilivis**

Former Budget Director,  
Office of the Mayor of Toronto

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