

Janzen, Heather

Subject: FW: Email - Communication - Cameron Choquette - Saskatchewan Landlord Association - Planning and Development Act Changes - Impacts to Municipal Reserve and Establishment of New High School Land Levy - CK 4216-1 x 606-5

Attachments: Council Letter - High School Land Levy.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, May 27, 2024 4:27 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Cameron Choquette - Saskatchewan Landlord Association - Planning and Development Act Changes - Impacts to Municipal Reserve and Establishment of New High School Land Levy - CK 4216-1 x 606-5

--- Replies to this email will go to eo@skla.ca ---

Submitted on Monday, May 27, 2024 - 16:26

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, May 27, 2024

To: His Worship the Mayor and Members of City Council

First Name: Cameron

Last Name: Choquette

Email: eo@skla.ca

I live outside of Saskatoon: No

Saskatoon Address and Ward:

Address: 1705 McKercher Dr

Ward: Ward 8

Name of the organization or agency you are representing (if applicable): Saskatchewan Landlord Association

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: City Council Business Meeting - May 29, 2024

What agenda item do you wish to comment on ?: 8.3.3 High School Land Levy

Comments:

Please see attached letter.

Attachments:

- [Council Letter - High School Land Levy.pdf](#)159.37 KB

Will you be submitting a video to be vetted prior to council meeting?: No

May 27, 2024

Saskatoon City Council
222 3rd Ave N.
Saskatoon, SK S7K 0J5

RE: 8.3.3 High School Land Levy

Dear Council Members,

On behalf of Saskatchewan's rental housing industry, I'm pleased to provide some additional commentary on the Administration's report about establishing a new high school land levy.

The City's rental housing vacancy rate is currently less than 2%, according to the Canada Mortgage and Housing Corporation (CMHC). In newer neighbourhoods, it is less than 1%. For rental housing providers to build more units, the projects need to be viable. When determining viability, a rental housing provider estimates possible rent revenue and all capital and operating expenses.

A significant component of capital expenses are the development charges, levies, and taxes imposed by the City of Saskatoon. At a time when the costs of construction still remain high and renters and homeowners are struggling to make ends meet, we have the Administration recommending increasing the cost of new housing by thousands of dollars with the introduction of this new levy. According to the 2022 Canadian Homebuilders Association's Municipal Benchmarking Study, Saskatoon had the highest municipal charges in Western Canada for low-rise developments, amounting to over \$71,555 per unit.

We support our colleagues with the Saskatoon and Region Homebuilders' Association and ask that you reduce the levy to a more reasonable amount and ensure that it is compliant with the Planning and Development Act.

Now is not the time to increase the costs of housing and the City needs to work with the Province of Saskatchewan and the school boards to determine a more reasonable course of action that does not place the entire financial burden of this development on new homeowners and renters.

Sincerely,



Cameron Choquette
Chief Executive Officer