

April 15, 2025

Her Worship, Mayor Cynthia Block and
Members of Saskatoon City Council
City of Saskatoon
222 3rd Avenue N.
Saskatoon, SK S7K 0J5

via mayors.office@saskatoon.ca

Dear Mayor Block and Members of Saskatoon City Council,

Re: Proposed Commercial-to-Residential Tax Ratio

As commercial developers and landlord operating in Saskatoon, we are writing to express our deep concern regarding the proposed commercial-to-residential tax ratio of 1.88:1. We strongly urge Council to reconsider this ratio and opt for a more balanced alternative – one that better supports the long-term health and viability of our city's business community.

The current proposal places a disproportionate burden on commercial property owners and the businesses that lease commercial properties and are responsible for the property tax costs as part of their rent. Many of these businesses are locally owned and are already facing immense financial pressure. As landlords, we see firsthand how rising costs, including municipal taxes, are pushing tenants to the brink. When they struggle, we all struggle.

We also want to address a comment made by Councillor Jeffries during the March 26 Council Meeting, in which he stated he had not heard from businesses concerned about the 1.88:1 ratio. Please consider this letter as one of many voices in our business community that is concerned, very concerned, about the direction this could take us.

The reality for Saskatoon's commercial sector right now includes:

- Higher operating costs driven by inflation and supply chain volatility;
- The ongoing impact of U.S. tariffs, which affect our export capacity and raises the cost of goods;
- Increased property crime and vandalism, which directly affects commercial assets;
- A challenging labour market, with talent increasingly drawn to larger centres; and
- Shrinking margins and reduced risk appetite for investment in new projects.

Unlike cities like Calgary or Edmonton, we do not have the same infrastructure advantages or economic scale. But we do have an opportunity to foster a business environment that feels fair and forward-looking. A punitive tax ratio sends the opposite message – it discourages investment, reduces competitiveness, and threatens the sustainability of both current and future commercial development.

Council has other options in front of it. Choosing a more moderate tax ratio would demonstrate that Saskatoon values its businesses and is serious about building a resilient, inclusive economy.

Thank you for your time and consideration.

Sincerely,



Trevor Jacek
Chief Financial Officer

TJ/tk