

PUBLIC NOTICE

WILLOWS NEIGHBOURHOOD

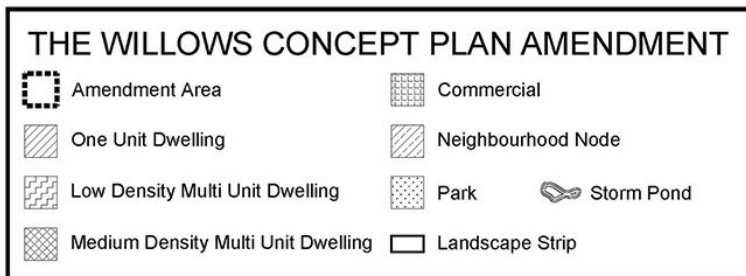
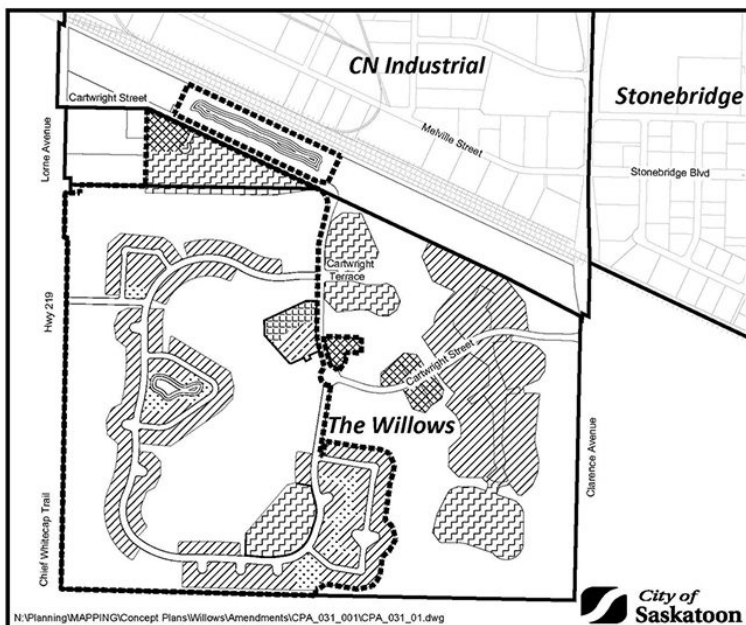
PROPOSED CONCEPT PLAN AMENDMENT

Saskatoon City Council will consider amendments to the Willows Neighbourhood Concept Plan submitted by Dream Development Ltd. The amendments are shown on the map below and consist of the following:

- 1) Removing the requirement that all residential development be incorporated as part of a condominium and provide for one-unit dwellings to be developed on fee-simple lots;
- 2) Reconfiguring the golf course;
- 3) Land use changes including:
 - Providing for a hotel/spa and limited commercial uses on a commercial site and neighbourhood node located west of, and adjacent to, Cartwright Street;
 - Providing for municipal reserve parcels;
 - Accommodating an increase in the number of dwelling units and density within the neighbourhood while still maintaining a density below the standard for Saskatoon neighbourhoods by reconfiguring the westerly portion of the neighbourhood and providing for medium density multiple unit dwellings in this area;
- 4) Inclusion of an additional 7.4 hectare (18.3 acres) development area adjacent to Cartwright Street referred to as the "North Development Area";
- 5) Provision for access to the western residential area of the Willows from Cartwright Street, including access onto Lorne Avenue;
- 6) Provision for access onto Highway 219 (Lorne Avenue) with southbound left-in and northbound right-out turns;
- 7) Additional local roads developed as public right of way; and
- 8) Inclusion of signalized intersections at Cartwright Street & Lorne Avenue and Cartwright Street & Clarence Avenue.

REASON FOR THE AMENDMENT – The proposed amendments to the Willows Neighbourhood Concept Plan will provide for a redesign primarily to the western portion of the neighbourhood to accommodate additional residential development, a hotel and limited commercial development that is complementary to the golf course community.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/willows-concept-plan-amendment.



INFORMATION – Questions regarding the proposed amendments or requests to view the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw and Zoning Map, or the Willows Neighbourhood Concept Plan, may be directed to the following without charge: Community Services Division, Planning and Development Department
Phone: 306-975-2645
Email: city.planning@saskatoon.ca

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Monday, November 22, 2021 at 6:00 p.m., teleconference meeting hosted in Council chamber, City Hall, Saskatoon, Saskatchewan.**

In response to the City of Saskatoon's request for citizens to assist with controlling the spread of COVID-19, we ask that all submissions for the Public Hearing be submitted in writing. Should you wish to provide comments to City Council, please visit saskatoon.ca/write-letter-councilcommittees. If you are requesting to speak, please indicate this in your correspondence and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on November 22, 2021** will be forwarded to City Council.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.

ZONING NOTICE

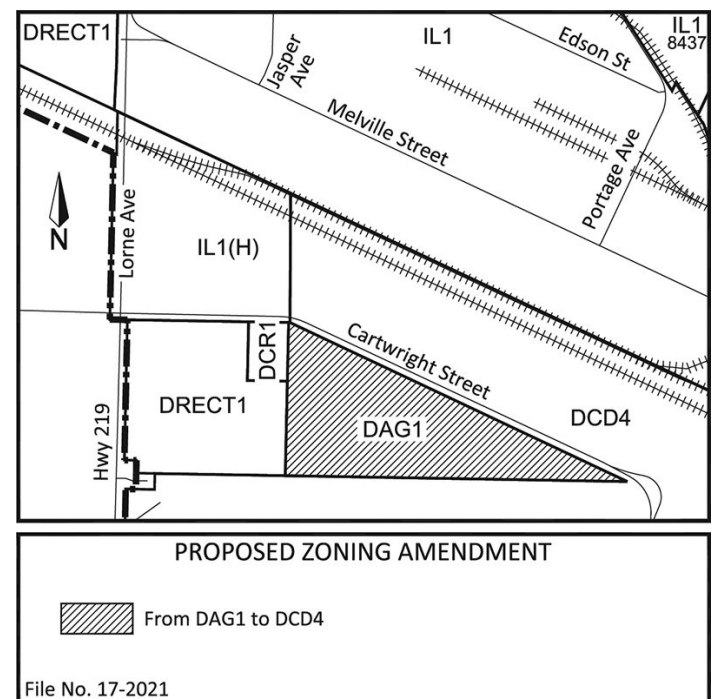
DIRECT CONTROL DISTRICT 4 – THE WILLOWS NEIGHBOURHOOD

PROPOSED ZONING BYLAW TEXT AND MAP AMENDMENT – BYLAW NO. 9786, THE ZONING AMENDMENT BYLAW, 2021 (NO. 18)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9786, The Zoning Amendment Bylaw, 2021 (No. 18) text amendments are proposed to Section 13.4 Direct Control District 4 (DCD4) of the Zoning Bylaw, which regulates all development within the Willows Neighbourhood. The proposed amendments include:

- 1) Reducing the minimum lot width for one-unit dwellings located on sites designated as 'one-unit dwelling' from 18 metres to 15 metres;
- 2) Reducing the minimum site area for one-unit dwellings from 630 square metres to 525 square metres;
- 3) Reducing the maximum allowable dwelling units per acre for sites designated as 'low density multiple unit dwelling' from 17 dwelling units per acre to 12 dwelling units per acre;
- 4) Providing for a 3-metre rear yard setback for sites designated as 'low density' and 'medium density' multiple unit dwellings;
- 5) Providing for limited commercial uses on sites designated as 'neighbourhood node', including retail stores, bakeries, restaurants, photography studios, pharmacies, personal service trades, small animal grooming, art galleries, offices and office buildings, and medical clinics with a maximum size restriction of 279 m² per use with a maximum total gross floor area of 929 m² for all commercial uses combined and associated development standards;
- 6) Clarifying an existing regulation for retail uses, in conjunction with the golf course clubhouse, which restricts all retail uses to a maximum combined total gross floor area of 929 m²;
- 7) Clarifying an existing regulation for retail uses in conjunction with the golf course club house which restricts single retail uses to a maximum of 279 m²;
- 8) Providing for a limited commercial use on sites designated as 'commercial', including hotels and accessory uses such as a spa, and associated development standards;
- 9) Clarifying an existing regulation for the types of residential uses permitted within a dwelling group on sites designated as 'low density' and 'medium density' multiple unit dwellings;
- 10) Adding additional parking standards and adding clarifying language;
- 11) Providing for additional landscaping regulations;
- 12) Adding delegation authority under Section 66 of *The Planning & Development Act, 2007*;
- 13) Correcting section references; and,
- 14) Replacing Direct Control District No. 4 - Map 1 with a new Map 1.

By way of Bylaw No. 9786, The Zoning Amendment Bylaw, 2021 (No. 18), a 7.4 hectare (18.3 acres) site adjacent to Cartwright Street is proposed to be rezoned from D – Agricultural 1 District to DCD4 as shown on the map below. The legal description of the site is: Block A, Plan No. 101456197.



REASON FOR THE AMENDMENT – The proposed text amendments to the DCD4 will facilitate the subdivision and development of the amended Willows Neighbourhood Concept Plan, providing for a redesign primarily to the western portion of the neighbourhood in order to accommodate additional residential development, a hotel and limited commercial development that is complementary to the golf course community.

The proposed rezoning of the 7.4 hectare (18.3 acres) development area adjacent to Cartwright Street is required to include this area in the Direct Control District 4 to provide for development of the site.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/willows-concept-plan-amendment.

INFORMATION – Questions regarding the proposed amendments or requests to view the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw and Zoning Map, or the Willows Neighbourhood Concept Plan, may be directed to the following without charge: Community Services Division, Planning and Development Department
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