

Public Information Meeting Proposed Concept Plan Amendment – The Willows

Date: June 23rd, 2021

Start time: 7:00 PM – 8:30 PM

Location: Online via Microsoft Teams Live

A meeting user guide and the meeting link will be provided on the Engage Page online

Background

Dream Developments (Dream), has applied to amend the Willows Neighbourhood Concept Plan. In December 2020 residents of the Willows Neighbourhood received a public notice providing information on the application and process. Since that time there has been one virtual public information session, and a series of smaller virtual group meetings by request of residents. In addition to these virtual meetings Administration has received many comments and questions through email, letter, and phone call submissions. A summary of the concerns can be found on the engage page.

The comments collected throughout the internal technical review of the application, and through the public notice have been used to provide comments to the Developer. These comments have resulted in some changes to the proposal.

This public information meeting is intended to provide residents, and other interested members of the public, with an overview of the changes which have been made to the proposal, and to outline the next steps in the application process.

Residents, and interested members of the public are encouraged to continue providing comments and questions through email, letter, and phone call submissions throughout the application process.

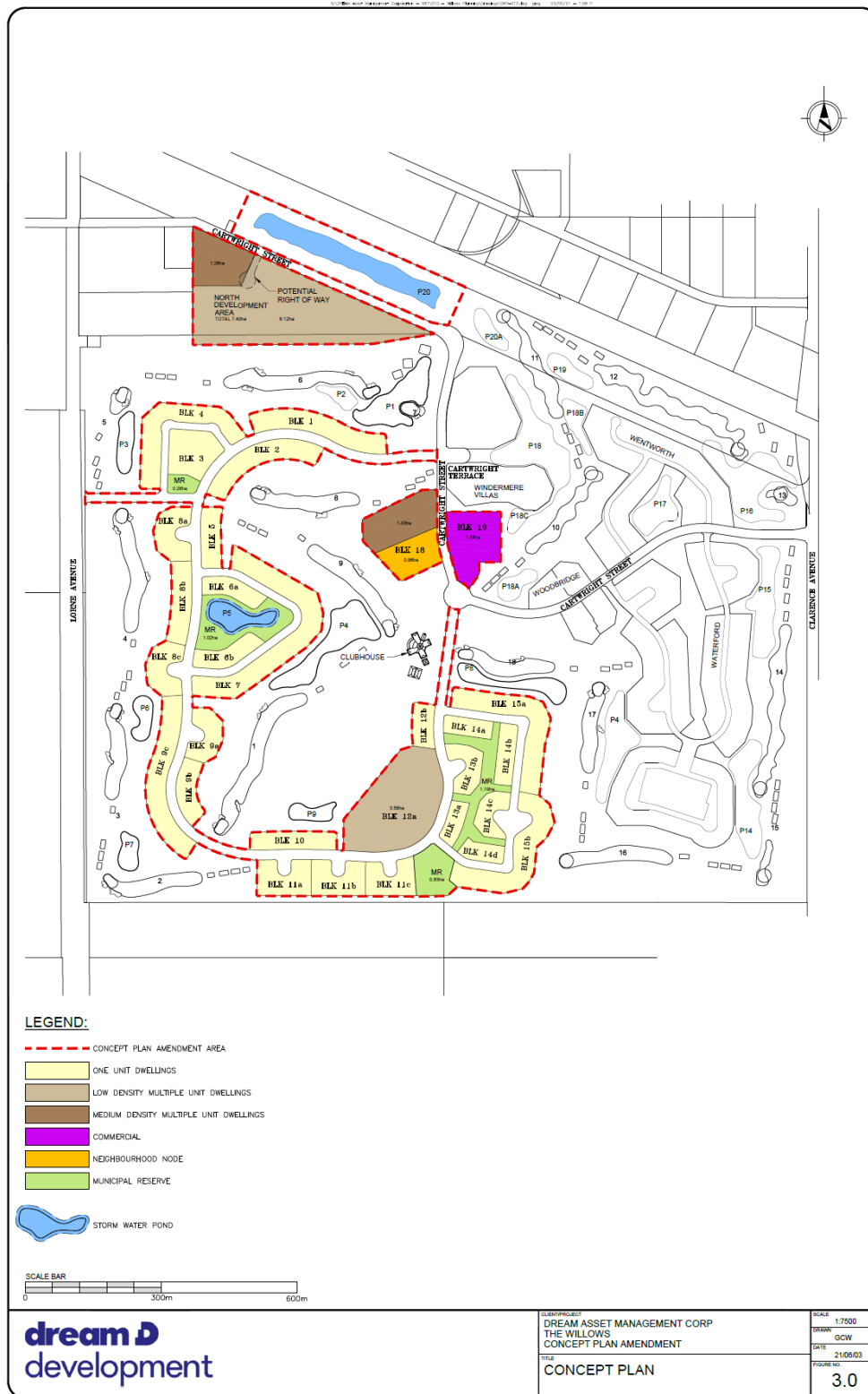
The original submission and revised Proposed Concept Plan Map have been included with this information package. More information can be found on the Engage page including the full draft Concept Plan Report (which remains subject to review by Administration), the Traffic Impact Assessment, Willows Natural Area Screening, the Willows Hotel/Spa & Retail Market Study, and the Willows Hotel and Spa Location and Commercial Feasibility Analysis. A link is provided at the end of this information package.

Changes

Below is a list of changes that have been made to the proposed:

- 13 metre (45') lot minimum replaced with 15 metre (50') lot minimum for one-unit dwellings, and consistent development standards in line with existing regulations for semi-detached development.
- the southern half of the Mixed-Use development site has been replaced with Neighbourhood Node (a mix of commercial and residential adjacent to the outdoor amenity area).
- the northern half of the Mixed-Use development site has been replaced with Medium Density Multiple Unit Residential (consistent with existing medium density residential development in the Willows).
- proposed location of commercial development is restricted to the Neighbourhood Node.
- total floor area for all commercial units combined would be restricted to a maximum of to 929m² (10,000ft²).
- individual commercial units would be restricted to a maximum of 278m² (3000ft²).
- the proposed property lines for the commercial site (proposed hotel) have been adjusted to reduce the site area and increase the distance between the existing residential and the commercial site.
- the treed area between the residential condominium, and commercial property would remain with the Willows Golf Inc., as a buffer.
- right-out only intersection at Lorne Avenue is now proposed as a right-out, left-in intersection; and,
- additional landscaping requirements under the DCD4 zoning district for the commercial development site and the neighbourhood node.

Revised - Proposed Concept Plan



Original Submission



Next Steps

Questions and comments on this proposal are invited at this time (see contact information below).

Due to COVID-19, the City of Saskatoon is conducting all its engagement activities virtually at this time. This may include tools such as online surveys and online meetings, email, telephone, and mail.

An **online public information** meeting is scheduled for **Wednesday June 23rd, 2021 from 7:00pm to 8:30pm**. The meeting will take place through a Microsoft Teams Live event and will include a presentation by both Administration and Dream Developments. This will be followed by a question and answer period. Please refer to the Engage Page online for the meeting user guide information, and the meeting link at the bottom of this page.

Following the public information meeting, administration will further evaluate comments on the proposal and determine when the application will proceed to Municipal Planning Commission (MPC) and City Council. Typically, the month following MPC is when the report will go to City Council and a decision to approve or deny the application will be made following the public hearing.

Another public notice will be sent to residents of the Willows when these dates have been set.

Questions and Comments

If you have any questions or wish to provide written comments to Planning and Development on this application, please visit the Engage Page at the link below and fill out the form.

The information contained in this notice can also be found on the City of Saskatoon Engage Page for the Proposed Willows Concept Plan Amendment at www.saskatoon.ca/engage/willows-concept-plan-amendment.