

Summary of Public Consultation Process

Overview

In December 2020 residents of the Willows Neighbourhood received a public notice providing information on a proposal for changes to the Willows Neighbourhood Concept Plan. Since that time there has been one virtual public information session (Jan. 26th, 2021), and a series of smaller virtual group meetings by request of residents. In addition to these virtual meetings, Administration has received a large number of comments and questions through email, letter, and phone call submissions.

A total of 128 individuals provided comments to Administration. Each topic below indicates response topic in order of frequency of opposition / concern noted.

Hotel / Spa

Concerns related to the hotel / spa included:

- Hotel location;
- Generation of noise;
- Lack of market or need for this type of commercial within the Willows;
- Lack of trust based on the media release;
- Uncertainty surrounding the guarantee of future ownership of the hotel;
- Dissatisfaction with the siting of the hotel (back of hotel facing established residential uses and its location within the treed, red barn area – affecting views);
- Dissatisfaction with the propped architecture of the hotel;
- Decreases in property values;
- Deviates too far from the natural setting of the Willows;
- Dramatic impact on the culture / atmosphere of the neighbourhood;
- Light pollution;
- Loss of trees; and,
- Concerns over the size (too large) contributing to increased traffic, noise and views.

Transportation

Concerns related to transportation included:

- Capacity of the transportation system to handle increased traffic;
- Design of the network to handle increased traffic;
- Decreased safety for pedestrians;
- Speeding of traffic;
- Increased noise due to the potential volume of traffic;
- Need for sidewalks; and,
- Consideration for golf cart crossings.

Mixed Use

Concerns related to the proposed mixed-use parcel included:

- Lack of market or need for this type of commercial within the Willows (sufficient commercial in nearby neighbourhoods);
- Guarantee of future ownership;
- Decreases in property values; and,
- Increased traffic and noise.

Golf Course

Concerns related to the golf course included:

- Dissatisfaction in the decrease of golf course holes (27 to 18);
- Removal of trees; and,
- Dissatisfaction with the existing construction at the course.

Process

Concerns related to the amendment process included:

- Lack of consultation by Dream and the City of Saskatoon;
- Lack on information provided by Dream and the City of Saskatoon;
- Lack of trust related to investing into an existing concept and the substantial nature of the changes being proposed; and,
- Timing of the public notice.

Views / Vistas

Concerns related to the loss of views and vistas included:

- Impact of the hotel / spa (siting, location, architecture, and size);
- Increased residential impacting golf course views;
- Loss of the tree canopy surrounding the red barn area; and,
- Reduction in golf course area (resulting in a decrease in green spaces and tree canopy).

Residential

Concerns related to the residential portion of the amendment included:

- Dissatisfaction with an increase in density (increase in the number of units);
- Size of proposed lots (13 metres in width) not being consistent with existing development;
- Location of proposed residential lots (affecting the residential character in a negative way, including views);
- Decreases in property values; and,
- Loss of residential character and control of how this character will be maintained.

Fee Simple

Concerns related to a change in policy related to fee simple vs. a condominium requirement included:

- Creating a double standard within the neighbourhood;
- Creating potential decreases in property values for Phase 1 property owners;
- Creating unfair levels of service within one neighbourhood;
- Loss of control over style and maintenance of residential areas within the Willows;
- Phase 1 condominium property owners converting to fee simple (if possible) and who would be responsible for cost.

Parks and Open Spaces

Concerns related to parks and open / green spaces included:

- loss of green spaces within the golf course specifically;
- loss of tree canopy;
- loss of wildlife habitat;
- loss of the ecological footprint of the bluff of trees within the neighbourhood (red barn).

Property Values

Concerns related to the potential for property value decreases based on:

- The proposed amendment in general (too large of a diversion from the existing approved plan – residents bought into the existing plan);
- fee simple vs. condominium change in policy;
- introduction of hotel / commercial;
- loss of golf course green space;
- Loss of the existing bluff of trees surrounding the red barn; and,
- increased residential development and density.

Red Barn

Concerns related to the Red Barn included:

- the potential loss of the red barn;
- the loss of the tree canopy surrounding the area of the red barn; and,
- increased noise due to the proposed spa/hotel location.