

June 23<sup>rd</sup>, 2021

Public Information Meeting Speaking Notes:

## **Slide 2:**

I want to take a moment to highlight where we currently are in the concept plan amendment application process. Since public consultation began in December 2020, when the first public notice was issued, administration has received feedback from residents of the Willows on the proposal. This feedback has been provided to the applicant and was used to form part of administration's review of the original submission.

The applicant has taken administration's comments, and the information from the public to make some changes to the proposal. These changes will be presented to you today. Consultation will continue, further comments provided on the revised submission will be part of Administration's consideration of the application.

Once the proposal is finalized administration will prepare the report and recommendations for the Commission and City Council.

## **Slide 3: Approved Concept Plan**

- Administration received some feedback from the most recent public notice that the approved concept plan should have been included in the mail out. As such, we have provided it here for you today. This concept plan map is also available on the Engage Page.
- Council approved the current concept plan for The Willows Neighbourhood in 2003
- At that time the Official Community Plan was amended to include this new land use form which acknowledges the unique needs of a golf course community, while also adding additional regulations not typically found in the urban context.
- The approved concept plan was set up as 2 development phases.

## **Slide 4: Original Submission**

- Many of you who received the first public notice, attended the January public information meeting, or participated throughout the public consultation, will be familiar with the original submission.
- The amendment is primarily for the second phase of development and proposes a reconfiguration of the street network and lots, including:
  - o A reduction to the allowable lot size
  - o Increase in estimated population
  - o Expansion of commercial land uses that are permitted
  - o And, to provide opportunity for fee-simple lots to be located in Phase 2 (which are separately title lots, not incorporated into a condominium).
- The proposal also includes the addition of a commercial parcel within the first phase of the Willows Plan which is anticipated to operate a hotel and spa if approved.

## **Slide 5: What we've heard so far**

Throughout the public consultation administration received many emails, phone calls, and was asked to participate in online meetings with residents. From this, came a lot of great dialogue, and we thank residents for taking the time to bring forward their concerns and to participate in

the process. From this consultation the concerns that were brought forward can be broken down into these boarder categories:

- The hotel/spa
- Changes to traffic and the transportation network
- the inclusion of a mixed-use parcel, particularly the commercial land uses
- reduction to the golf course
- the overall concept plan amendment process
- impact on the views/vistas
- changes to the residential development regulations

## **Slide 6: Revisions to submission**

Along with administration's review of the application, the feedback provided by the public was shared with the applicant who made the following revisions to their submission.

- The hotel and spa, in particular its proposed location at the site of the tree bluff and red barn, and its proximity to existing residential development was a key concern for residents, in response to this concern
  - o The proposed property line for the commercial parcel has been reduced, resulting in a buffer of trees between the existing residence and the property.
- Transportation concerns related to capacity was also a top concern brought forward by residents. In addition to concerns related to capacity, pedestrian safety was also forefront on many residents' minds.
  - o We heard concerns from Residents about the Lorne Ave right out only access and the additional traffic on Cartwright, this was further evaluated and has now been modified to include a right-out and left-in intersection.
  - o We heard from residents that there was concern the TIA was not current, as such administration asked the applicant to update the TIA. The 2021 update is now available on the Engage Page.
  - o Residents brought forward the idea for a south network design that would connect the new residential development to Clarence Ave, and remove the connection to Cartwright Street. This option was evaluated. However, the TIA did show that the proposed network can accommodate the traffic,
  - o For reference a road network that operated in the best capacity is classified as a level A, the TIA did show that at build out the road would generally operate at a level A, with the exception of the intersection at Lorne Avenue & Cartwright Street which operates a level B with the installation of the traffic signals
  - o We do want to acknowledge that the City of Saskatoon Transportation Department completed a Traffic Review which was endorsed by Council \and the recommendations of that review will be moving forward.
- The mixed-use commercial site was another area of concern for residents, it was most often noted that there was either no need for the existing residents, or that there was still too much uncertainty around this site. Administration received several questions related to this including; What will a mixed use commercial area look like, how will commercial uses be regulated, what kinds of commercial uses will be allowed, how large with commercial spaces be, and how many commercial spaces will there be?

- Administration heard a number of comments about the increase of commercial uses in the area, and administration had that same concern on the demonstrated need for additional commercial uses. This was provided to the developer and they revised the proposal as follows:
  - The mixed use commercial has been split into a neighbourhood node parcel, and a medium density multi-unit residential land use. Within the neighbourhood node further limitations on the commercial development has been outlined including maximum floor area per unit, maximum total floor area for all commercial uses within the neighbourhood node, and restrictions on the type of commercial uses.
  - The total commercial floor area would be limited to 10,000 sq.ft. and each individual unit could not exceed 3,000 sq. feet
  - Brad will discuss the types of uses they are pursuing in those areas further during the Developer's presentation.
  
- The golf course was a concern for many residents, not only because of the views and vistas it offers, but also the playability of the course. Because the City does not regulate the design, or number of holes, administration is not able to provide a recommendation on this item. However, the applicant has been made aware of the concern's residents have related to the golf course.
  
- The overall process for the concept plan amendment was brought up by many residents. It was noted that the initial public notice timing was a big concern, and residents felt it impacted the level of trust they had with both the applicant, and the city. As a result Administration postponed the public information meeting originally scheduled for December, until January.
  - It was also noted that to residents of the Willows this proposal does not feel like an amendment, but rather an entirely new plan. Administration wants to ensure residents that we both hear and understand the significance of the proposal to your community. This proposal is considered by administration to be a Major Concept Plan Amendment, and the process is consistent with the process for reviewing a new concept plan.
  
- The views and vistas are very important to residents of the Willows and were often noted as the primary reason people have chosen to live here. Concerns for views were primarily related to the proposed development of a hotel, the commercial land uses, and the reduction of the golf course.
  - As previously noted the commercial land use parcel and neighbourhood node have been reduced and further clarified.
  - Additional landscaping requirements for the commercial land use parcel and neighbourhood node may be provided for within the regulations of the DCD. We will be building those regulations out soon so that they reflect the final proposal when it goes forward for consideration.
  - Although it is outside of the scope of the city's regulation the applicant has indicated the intention to retain as many trees as possible, to replace trees, and to plant additional trees within their own private development guidelines.
  
- Changes to the residential land uses and regulations were also a concern for residents. Primarily the proposed reduction of lot width for one-unit dwellings to 13.7 metres (45')

and that new development may not be consistent with the existing residential development in both character and scale.

- The developer has since adjusted the minimum lot width for one-unit dwellings to 15 metres (50'),

#### **Slide 7: Engage Page and Contact Form**

This concludes Administration's presentation the public consultation process to date, and the revisions to the submission. As mentioned earlier by Leanne additional information on the application is available on the City of Saskatoon Engage Page including the map, plan document, TIA, and 2021 update, Natural Area Screening Study, Market Study, and Site Feasibility Analysis. Brad Zurevinski, General Manager of Dream Developments will now present on the revisions to the proposed amendment for the Willows.