

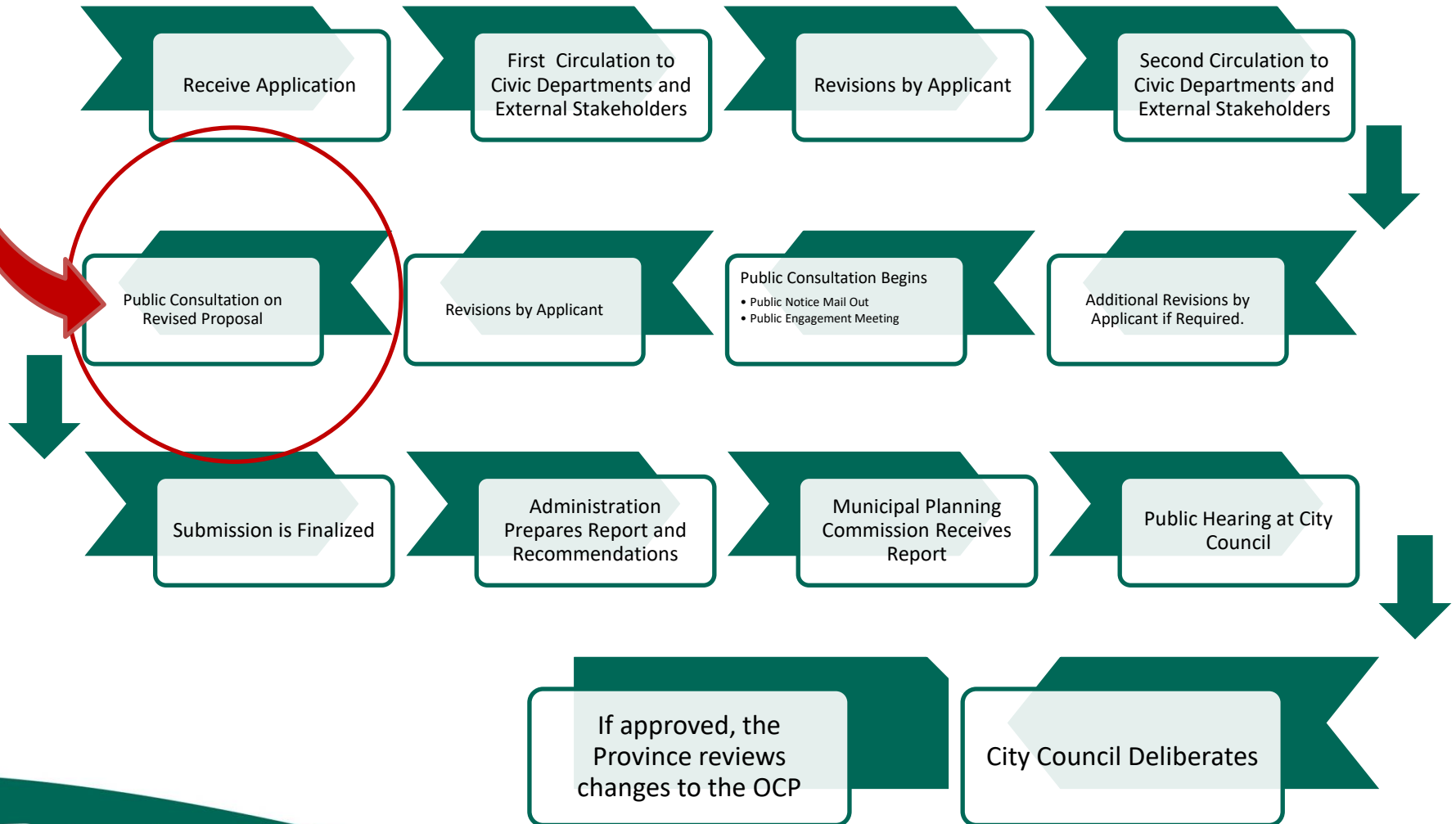
Concept Plan Amendment Application

The Willows Neighbourhood

Applicant: Dream Developments

WE ARE HERE

Process:



Approved Concept Plan

- Council Approved 2003.
- Developed as two phases.
- Phase one is nearly complete.
- Approved Phase 2 Population:
 - Approx. 722 people.
- Administration has received an application from the Developer to amend Phase 2.



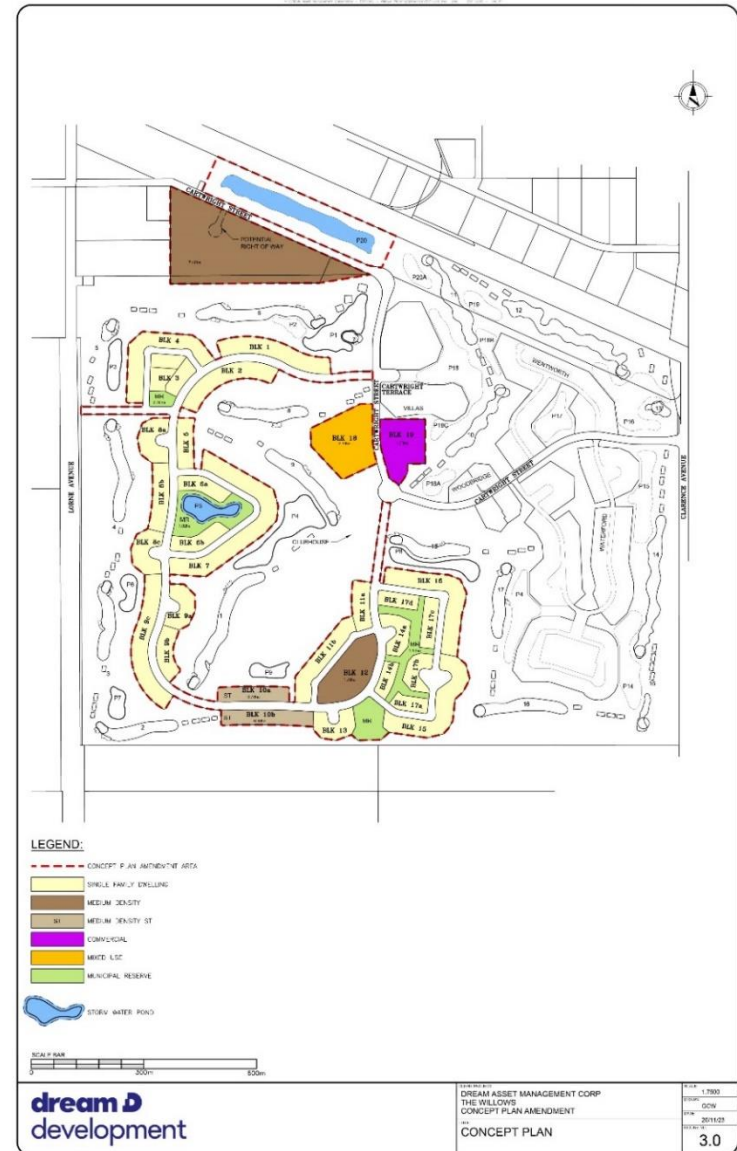
Original Submission

- Reconfigures the street network and lots.
- Introduces new land uses; commercial, and mixed-use commercial.
- Adds 7.40ha triangular parcel to the north.
- Proposes the addition of fee-simple lots (lots which are separately titled and are not part of a condominium plan).
- Proposed Population for Phase 2:
 - Approx. 1,713 People.
 - An increase of approx. 991 people



What we have heard so far:

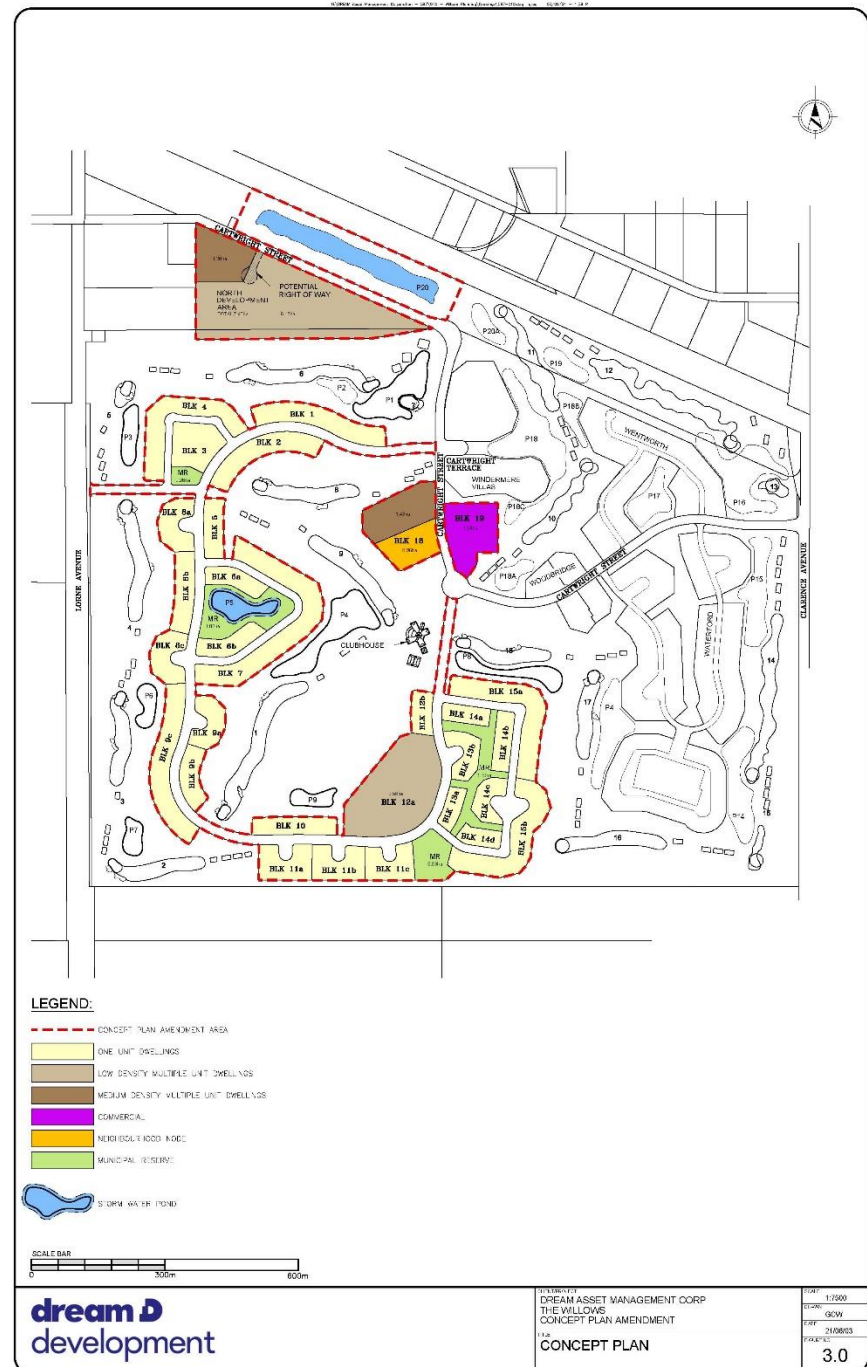
- Hotel /Spa
- Transportation
- Mixed – Use (Commercial)
- Golf Course
- Process
- Views/Vistas
- Residential



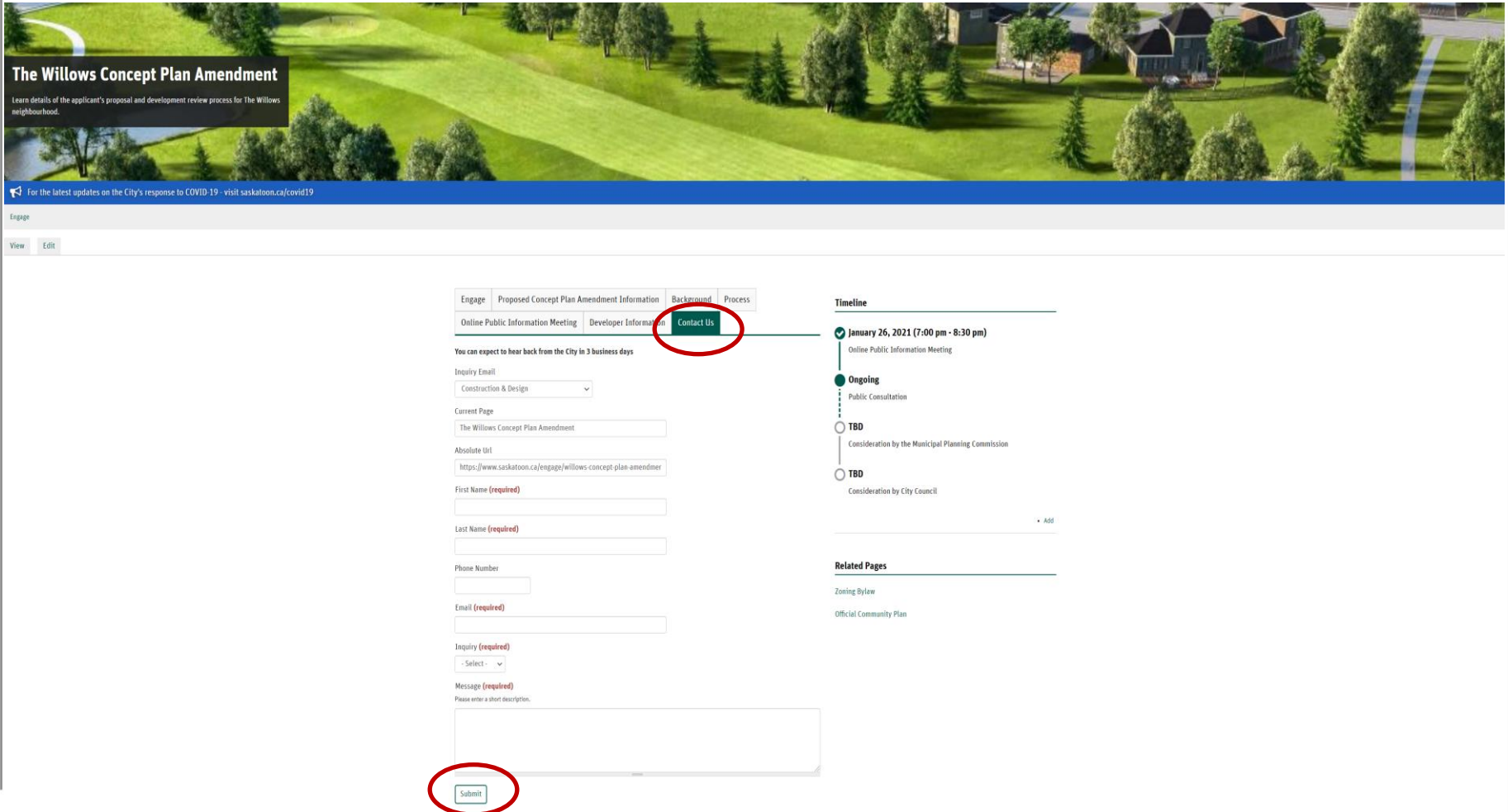
Revisions to Submission

Changes

- Hotel parcel decreased in size, and further site development details were provided.
- South Lorne Ave access to include a left-in and right-out intersection
- Mixed-use adjusted to neighbourhood node and residential
- Commercial within the neighbourhood node limited in size and types of uses are restricted
- Additional landscaping regulations to be incorporated DCD4.
- All one-unit dwelling lot width minimum adjusted to 15 metres
- Map changes including land uses and to further clarify density.



ENGAGE PAGE



The Willows Concept Plan Amendment

Learn details of the applicant's proposal and development review process for The Willows neighbourhood.

For the latest updates on the City's response to COVID 19 visit [saskatoon.ca/covid19](https://www.saskatoon.ca/covid19)

Engage

View Edit

Engage Proposed Concept Plan Amendment Information Background Process

Online Public Information Meeting Developer Information **Contact Us**

You can expect to hear back from the City in 3 business days

Inquiry Email
Construction & Design

Current Page
The Willows Concept Plan Amendment

Absolute Url
<https://www.saskatoon.ca/engage/willows-concept-plan-amendment>

First Name (required)

Last Name (required)

Phone Number

Email (required)

Inquiry (required)
- Select -

Message (required)
Please enter a short description.

Submit

Timeline

- ✓ January 26, 2021 (7:00 pm - 8:30 pm)
Online Public Information Meeting
- Ongoing
Public Consultation
- TBD
Consideration by the Municipal Planning Commission
- TBD
Consideration by City Council

Related Pages

- Zoning Bylaw
- Official Community Plan

<https://www.saskatoon.ca/engage/willows-concept-plan-amendment>



THE
W I L L O W S



THE
WILLOWS



THE
WILLOWS



What We Heard

No need for commercial / mixed use land

- Stonebridge provides enough commercial
- It will generate too much traffic

Nordic Spa / Hotel

- Noise and transient users
- Loss of views
- Loss of Red Barn and Trees
- It will generate too much traffic

Loss of Trees on the golf course, green space

Lots are too small - cheap “cookie cutter development”

Traffic Concerns

- Traffic generated by development
- Network Design



Changes We Made

Commercial / Mixed Use

For clarification, 'mixed use' is now referred to as 'Neighbourhood Node' which is a term from the City's Official Community Plan. The Neighbourhood Node site is revised to 2.37 acres (previously 5.91 acre mixed use site), and may include medium density multi-family development and ONLY the following commercial uses:

- Retail
- Medical Clinics
- Office and Office Buildings
- Restaurants (Coffee Shop)
- Personal Services
- Bakery
- Small Animal Grooming



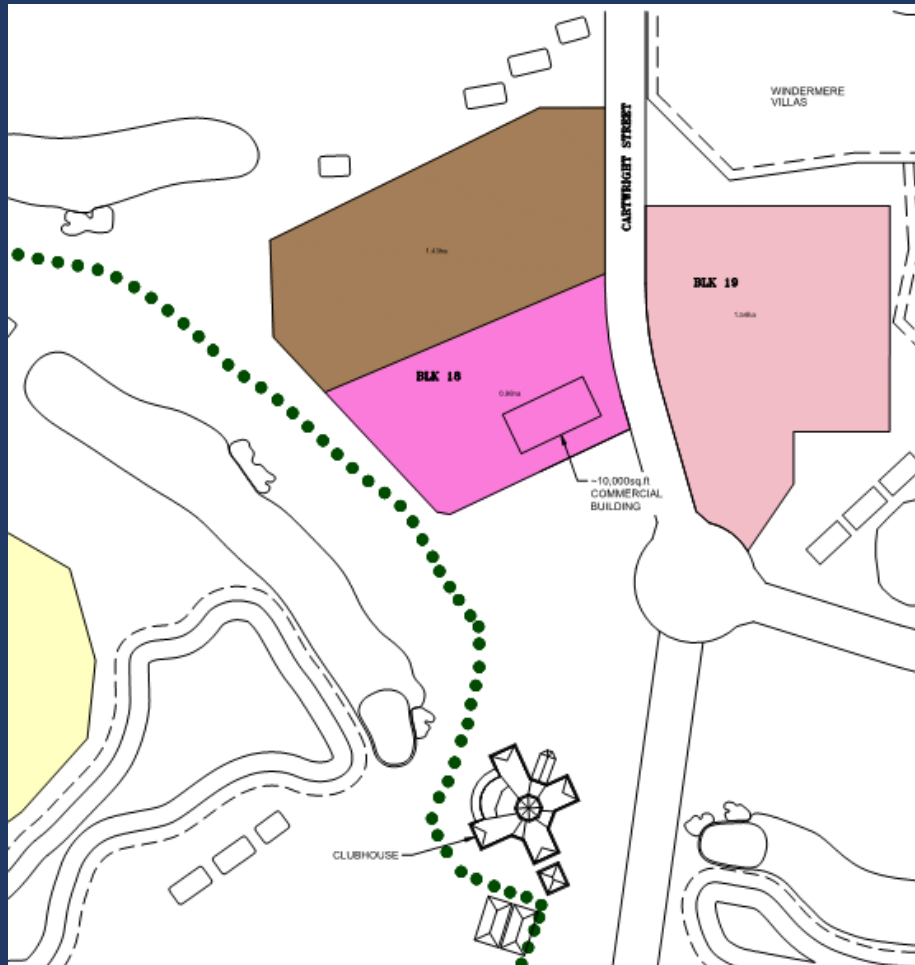
➤	10,000 sf - total maximum allowance for commercial uses
➤	3,000 sf - maximum allowance per use
➤	Example:
	Office 3,000 sf
	Physiotherapist 3,000 sf
	Coffee Shop 2,000 sf
	<u>Beauty Salon 2,000 sf</u>
	<u>TOTAL 10,000 sf</u>

Additionally, the total maximum allowance of commercial development on this site is 10,000 sf. with a further limitation of 3,000 sf per use.

Urbanics completed a market study and concluded there is future demand for limited commercial space in the range of 7,700 sf to 14,500 sf.

The Existing OCP and DCD4 policy already allows for commercial uses. The proposed location of the Neighbourhood Node area, in conjunction with the clubhouse, and amenity areas meet the intent of the OCP: "G3.2(2)(d) Golf Course Communities may include low to medium density residential development and a mix of commercial development regularly associated with, and of a scale appropriate to, the daily operations of a golf course and the daily needs of golf course community residents."

DCD4 accessory uses include ... Restaurants, retail and retail services, personal service trades, medical clinics... "





Changes We Made

Nordic Spa/Wellness Hotel Location

- Reduced parcel size by 7.5m creating a continuous buffer between 12.5m and 21m between neighboring property lines.
- The concept of the Nordic spa is that of tranquility and relaxation which is afforded by the lower grade and tree canopy that exists. This tree canopy and the Red Barn itself is therefore very important to the success of the Nordic spa and the unique design it creates.
- The end of the building is facing the residential to the north to ensure that the primary windows are not facing Windermere Villas. The building will be situated on the east side of the parcel as to not shade the spa area. The spa is most utilized in the shoulder seasons and winter months and sun exposure is important to its operation.





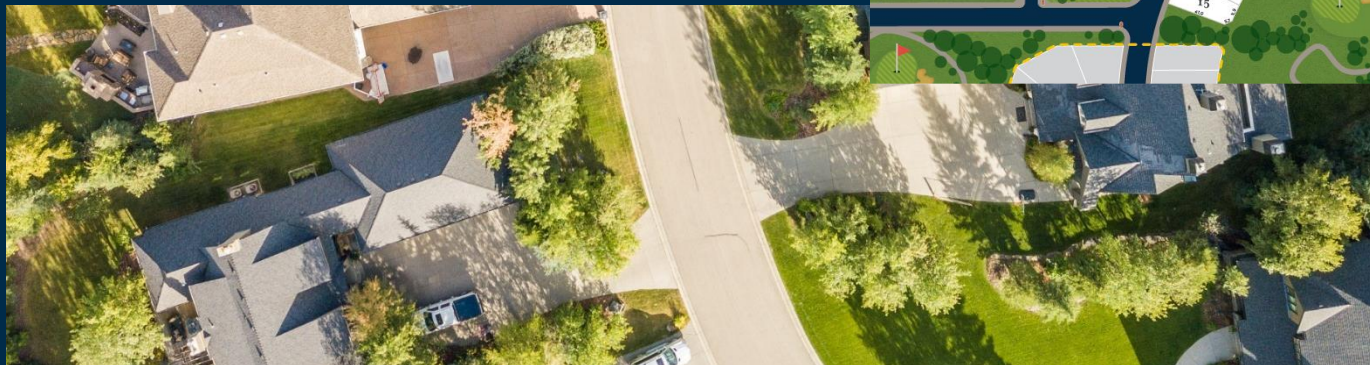
Plant additional trees for
increased screening



Changes We Made

Lot Size, Tree Canopy and Design

- Minimum lot size increased to 50'
- Our most extensive architectural controls
- Residential landscaping guidelines calling for enhanced natural vegetation
- Golf course re-build that diversifies tree canopy and establishes hundreds of new trees.





Changes We Made

Traffic

- New Left in movement at Lorne Avenue / Access A
- Updated Trip Generation
- AM Peak Hour is reduced by 26 trips
- PM Peak Hour is reduced by 21 trips



Table 1: Old and New Trip Generation

			2017 Concept Plan						2021 Concept Plan					
	ITE Code		Morning Peak Hour			Afternoon Peak Hour			Morning Peak Hour			Afternoon Peak Hour		
Land Use Description	Old	New	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Single Family	210	210	25	55	80	70	36	106	55	165	220	186	109	294
Multi-Family (Mid Rise)	Not Used	221	-	-	-	-	-	-	25	72	97	76	49	125
Multi-Family (Low Rise)	230	220	59	288	347	275	135	410	19	64	83	65	38	104
Hotel	320	330	13	23	36	20	17	37	28	11	38	21	28	49
Commercial Space	820	820	13	9	22	40	41	81	3	2	5	10	11	21
Medical Clinic /	Not Used	630	-	-	-	-	-	-	12	3	15	6	14	19
Total Trips			110	375	485	405	229	634	142	317	459	364	249	613

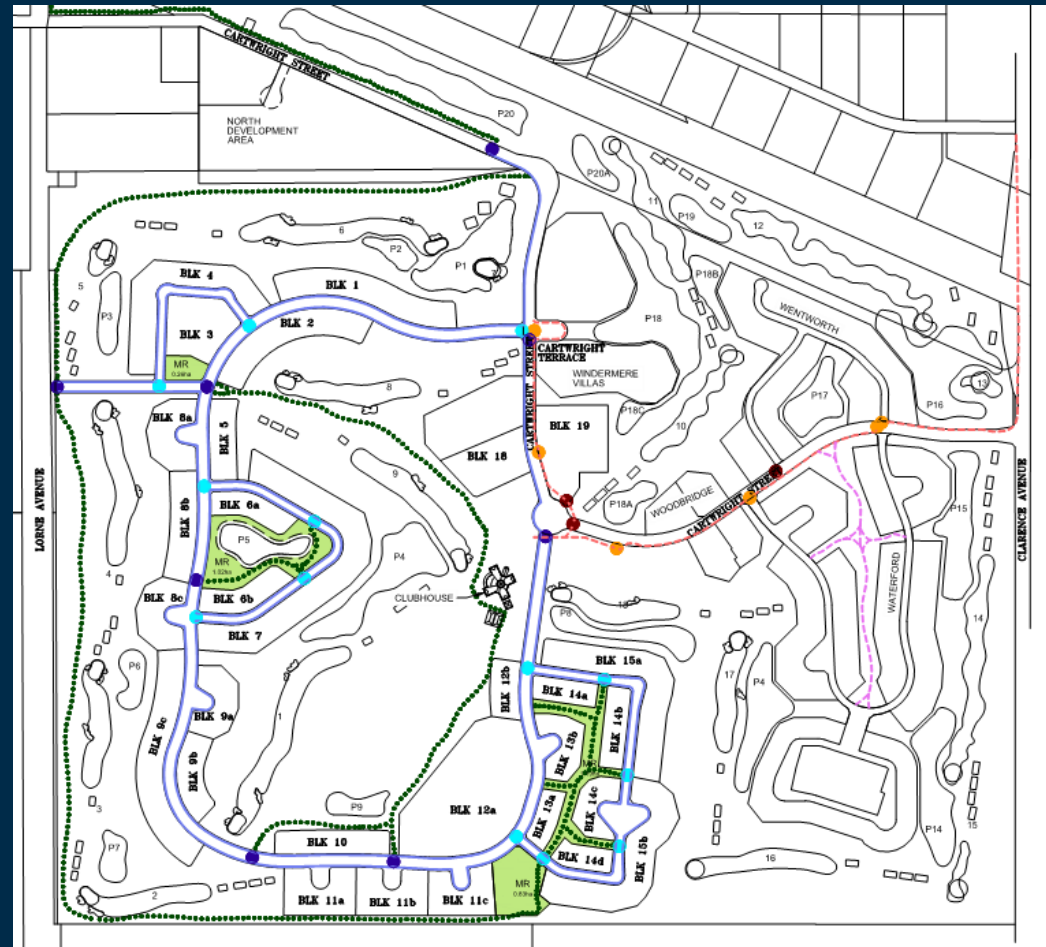
Table 3: Pre-Development Trip Generation Comparison

Trips Generated	36 Hole Golf Course	18 Hole Golf Course	Difference
AM Peak Hour	80	40	-40
PM Peak Hour	100	50	-50



Traffic

- Traffic analysis results reflect the full build out of the area and 20 years of assumed background traffic growth on Lorne Avenue and Clarence Avenue.
- Build out of neighborhood and growth of traffic will take place over a long period of time.
- Internal intersections operate at a **LOS A**
- Volume to Capacity ratios remain at low levels
- Cartwright Street is a Collector Roadway without Parking
- New Traffic installations such as Access A and signals at Lorne Avenue / Cartwright will be built at the outset.

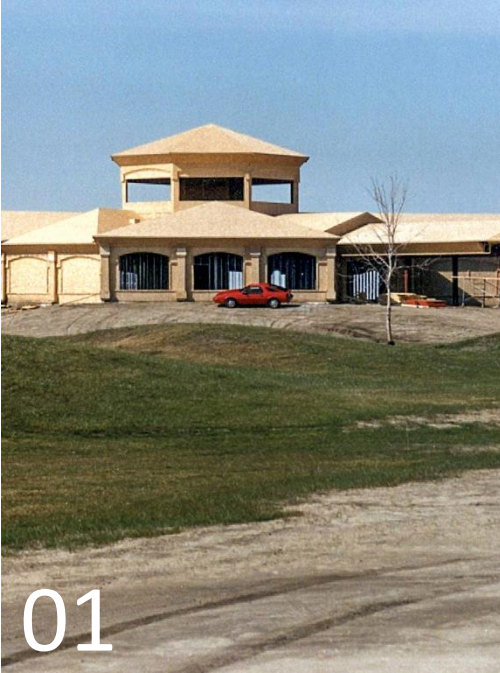




THE STORY OF THE WILLOWS
IS ONE OF AMBITION AND
CONTINUAL EVOLUTION.



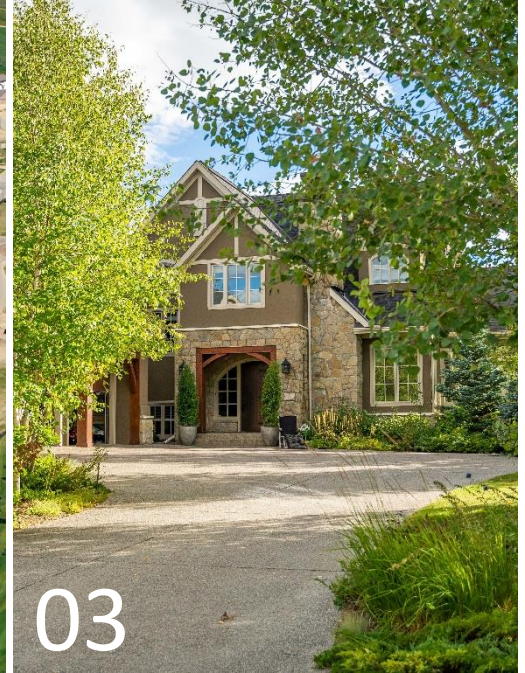
A PASSION PROJECT IN THE PRAIRIES.



EARLY AMBITIONS



COMMUNITY



BRINGING IT HOME

—
LIFE LIVED WELL
IS LIVED AT
THE WILLOWS.





“WELLNESS ... DEVELOPMENTS ... ARE
ACHIEVING HOME SALES PRICE
PREMIUMS OF 10-25%.”

GLOBAL WELLNESS INSTITUTE,
BUILD WELL TO LIVE WELL: WELLNESS LIFESTYLE REAL ESTATE
AND COMMUNITIES, JANUARY 2018



WHAT DEFINES WELLNESS?

DRIVING KEY THEMES

The Global Wellness Institute's 2018 Build Well to Live Well report highlights several key themes shared by successful international developments;

Active outdoor lifestyle

Living close to the land

Connected to history and heritage

Grounded in arts and creativity

Destination spa immersion

Luxury wellness

Affordable wellness

Regenerative, planet-conscious lifestyle

"Family" of peers

World-class wellness cluster

Smart-healthy homes and communities

Live, work, play 2.0

Thriving in aging

Multi-generational living

A REIMAGINED CLUBHOUSE.





THE BEATING HEART.



THE
WILLOWS
CLUB



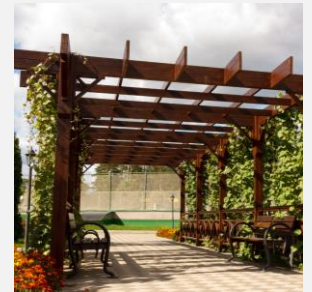
Winter activities



Sports courts



Pool & splash
park



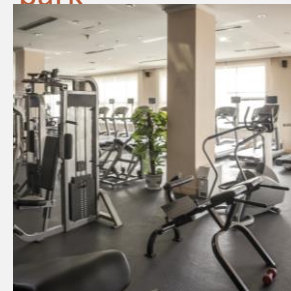
Walking gardens



Dining & lounge



Pro shop



Fitness



Events



Community Focal Point

Day to day, on and off the course

With an incredible slate of amenities just a walk away, life in the Willows is loved by avid golfers and families alike.

Woven into the design

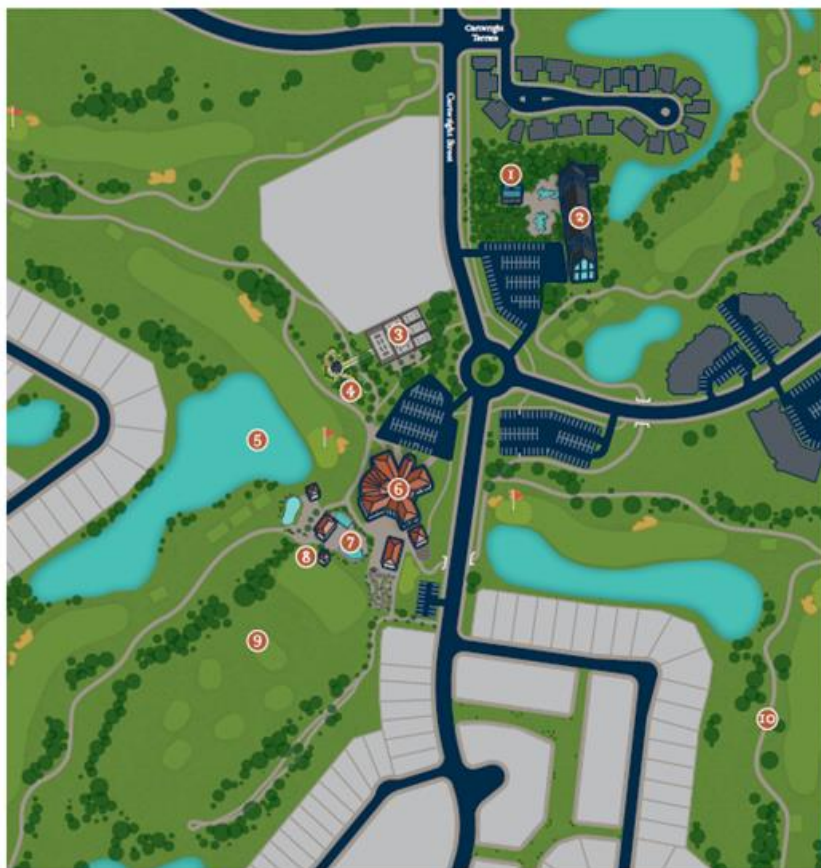
Boutique, curated retail services supplement those offered at the clubhouse and make it easier to enjoy daily life without jumping in a car or leaving the community. Think walking down to meet friends for coffee or filling your prescription at the local pharmacist. Driving your cart over to your appointment with a sports-focused physiotherapist after you finish your round then bringing home something new to try on the grill from a local butcher.

Members, neighbors, friends

The reimagined clubhouse is not just for golfers, it's the heart and hub of the community all year round. Soak up the most of those fleeting summer days at the swimming pool and splash park. Make the most of winter with hot chocolate and family skates at the rink. The Irons restaurant and lounge is your local go-to for a quick meal with friends or to celebrate your families most important milestones and achievements.

Wellness, elevated

A Nordic Spa in your community, the first of its kind in Saskatoon. An adult-only retreat to relax and reconnect. Tucked away amidst the existing tree grove to provide a tranquil environment for visitors and surrounding neighbours alike, the spa features outdoor thermal pools, saunas, and steam rooms that can be enjoyed year-round. The iconic Red Barn, carefully integrated into this memorable, unique site. Residents can enjoy fitness classes and spa services, as well as a lounge with three-season patio.



1. Red barn

Nestled amongst the trees, The Red Barn is the perfect relaxed setting for a casual get together.



2. Nordic spa

Wellness extended. The Scandvik Hotel & Nordic spa is a boutique wellness experience like no other.



3. Tennis courts

Stay active and social - grab a racquet and meet your neighbour for a weekly match!



4. Walking gardens

Beautifully landscaped areas perfect for a picnic or simply enjoy the views.



5. Skating

During the winter, one of our beautiful ponds becomes a skating rink for you and your family.



6. Clubhouse

The revitalized clubhouse offers exceptional food & drink, golf pro-shop, year round golf simulators and a fitness room.



7. Pool & spray pad

Bring the kids or don't! There's something for everyone to enjoy during the hot days of summer.



8. Golf lessons

Qualified teaching professionals are on hand to get your game up to par! With year round simulators there's no need to take the winter off!



9. Driving range

Don't feel like a full round? Just hit a few balls and let someone else pick them up for you!



10. X-Country ski trails

Enjoy the beauty of winter as you glide through the course on our manicured ski trails.



Hole 17

BLK 5

BLK 18

Mixed use residential
& boutique retail

Red Barn

P



Nordic
Spa

BLK 6A

Hole 18

Walking
Gardens

P

P

BLK 6B



Pool &
Spray Pad

Golf
Lessons



The Willows Golf &
Country Clubhouse

Hole 9

BLK 7

P

BLK 16

—
AN ELEVATED
GAME.





“All great golf courses have distinctive features, intriguing character, a definitive atmosphere, tremendous variety and they encourage creative or thoughtful play from golfers of all abilities.”

CARRICK DESIGN PHILOSOPHY



REFINED PLAY.

NATIONAL STAGE. LOCAL ROOTS. VISIONARY FUTURE.

The Willows Golf & Country Club

Scorecard

Hole	Par	Black	Blue	White	Yellow
1	4	370	340	310	257
2	4	385	352	321	290
3	5	573	544	515	408
4	3	172	129	113	86
5	5	571	530	498	418
6	3	219	179	153	120
7	4	415	388	363	283
8	4	370	341	316	235
9	4	403	372	344	267
Out	36	3,478	3,175	2,933	2,364
10	5	570	541	515	427
11	4	338	306	280	246
12	4	381	352	327	239
13	4	449	421	394	313
14	3	231	200	175	116
15	5	548	517	492	405
16	3	153	140	118	90
17	4	431	401	377	287
18	4	454	423	395	306
In	36	3,555	3,301	3,073	2,429
Total	72	7,033	6,476	6,006	4,793





—
REMARKABLE
LIVING.



ARCHITECTURE AS ART.

ELEVATING THE APPEAL OF THE WILLOWS

While there is opportunity to integrate arts/culture into events and displays in the Club, the community itself will be a living art installation of authentic, dramatic streetscapes for residents to enjoy.





Phasing

Short-term (1-3 Years)

- Phase 1 Residential including Lorne Ave access
- Clubhouse Amenity Area
- Golf Course reconstruction including new trees
- Hotel/Spa
- Neighbourhood Node development begins

Medium-term (4-10 Years)

- Continue developing residential in sync with market demand
- Neighbourhood Node development completion

Long-term (10+ Years)

- Final residential phases are started and completed with market demand





THE
WILLOWS

Questions?



Next Steps

- If you have comments please submit them on the online form on the “contact us” section of the proposal **Engage Page**.
- If you have comments or questions for the applicant please contact:

Brad Zurevinski, General Manager, Dream Developments

306-477-6607

bzurevinski@dream.ca

- Information on the Commission meeting, public hearing, and Council will be made available on the Engage page, and a notice will be mailed to residents of the Willows neighbourhood, once dates are finalized.

www.saskatoon.ca/engage/willows-concept-plan-amendment.