

Source	Content
Attendee	This is a pathetic attempt to address community concerns. Dream has failed again.
Moderator	<p>Good evening.</p> <p>Thank you for attending this evening's meeting.</p> <p>We will begin shortly but please use the invitation link from the Engage Page if you are not already using this link.</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGY1MDc0MmQtMmE0Zi00YTUxLWI3ZjltYzA4MTEwYmU3ZGJh%40thread.v2/0?context=%7b%22Tid%22%3a%22f4118c16-85fe-440e-8bf2-573cc8c6b420%22%2c%22Oid%22%3a%22cbaea8e6-ed1a-4daa-9410-9ddf3a1019dc%22%2c%22IsBroadcastMeeting%22%3atrue%7d&btype=a&role=a%2%A0</p>
Attendee	A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.
Attendee	It took me several tries, but I finally made it.(A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.)
Attendee	I should add that I am one of the presidents out here, and most of the people contacting me are also presidents who can't get in.(A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.)
Attendee	I'm starting to here now that more people are getting in.(A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.)
Attendee	Hear now. Duh.(A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.)
Attendee	The changes detailed in the June 4 version of the proposed amendments are cosmetic, at best. Obviously, none of the major concerns submitted by existing property owners at the Willows have been addressed in the proposal. Considering:the substantial negative impacts on existing residents inherent in the proposal and that most aspects of that proposal are prohibited by the existing OCP and DCD4,
Moderator	<p>Engage Page Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGY1MDc0MmQtMmE0Zi00YTUxLWI3ZjltYzA4MTEwYmU3ZGJh%40thread.v2/0?context=%7b%22Tid%22%3a%22f4118c16-85fe-440e-8bf2-573cc8c6b420%22%2c%22Oid%22%3a%22cbaea8e6-ed1a-4daa-9410-9ddf3a1019dc%22%2c%22IsBroadcastMeeting%22%3atrue%7d&btype=a&role=a</p>
Attendee	The land within The Willows Golf & Country Club was marketed as a 100% residential neighbourhood to hundreds of property owners, does Dream see this plan amendment a breach of contract and a case for legal action?
Attendee	What is happening?
Attendee	I have been on hold for over 15 mins.

Attendee	Since this is the second time with 'technical' issues for online meeting and est July 11 opening of the province, can we not postpone this meeting and have it 'LIVE' in September?
Attendee	In the "summary of public consultations" report, it states that 128 individuals provided comments. Can you please clarify if this includes all the residents that were represented by the associations that presented to the planning department. It seems that almost the entire Willows community was heard from when you include those presentations on behalf of the association groups. Shouldn't this number be closer to 600-700 residents heard from?
Attendee	Dream is not serious, NONE of the residents requests were considered, the MINOR changes are a poor joke!
Attendee	You mention residents concerns are: hotel, transportation, mixed use, golf course, process, views, residential. I think this list misses the single greatest concern: One of the biggest concerns I have heard is how this change to the development plan will adversely effect property values. Many of the above concerns are directly related to residents concerns in the drop in their property values. Please ensure that is highlighted and, ideally addressed,
Attendee	Does city planning support Dreams new revisions?
Attendee	I'm in visa the web, but no audio
Attendee	Im in now on the web, but have no audio
Attendee	why can't planning push back and inform Dream that their applications does not confrm with the 2020 Offical Community plan that was just approved last year
Attendee	REVISED ---- The changes detailed in the June 4 version of the proposed amendments are cosmetic, at best. Obviously, none of the major concerns submitted by existing property owners at the Willows have been addressed in the proposal. Considering: i) the substantial negative impacts on existing residents inherent in the proposal; ii) the failure of Dream to address any of these issues in the revised proposal; iii) that most aspects of that proposal are prohibited by the existing OCP and DCD4 - This application must be DENIED.
Attendee	This is not public consultation. This meeting should not happen until in person is possible
Attendee	Can hear now. Thanks.
Attendee	Tell people that I had to log out and log back in after sitting on hold from 65pm5 to 718
Attendee	Residents deserve an in person meeting to discuss this issue. These technical issues are evidence of the respect residents deserve to address this Dream Amendment and conduct a real dialogue.
Attendee	You need a microscope to identify any decrease in the size of the "Hotel Parcel".
Attendee	where did the sound go???
Attendee	The mixed-use parcel was not 'adjusted' but simply more detail was added.
Attendee	Anastasia, you are clearly reading. Would it be possible to get your full written presentation posted to the website please?

Moderator	If you are having trouble accessing the meeting, please view the meeting on the web, at the link provided above, instead of using the app.
Attendee	Please address the issue of free hold title as opposed to bare land condominiums
Attendee	Fonts are too small to read the Dream slides.
Moderator	If you are waiting to get into the meeting, you may need to log out and log back in. Try viewing the meeting on the web instead of using the app.
Attendee	will our questions appear for all to see. My question doesnt seem to appear anywhere except under the "My questions" section. I dont see anyone elses questions
Moderator	Hello, questions and comments will be published once the presentation has concluded. (will our questions appear for all to see. My question doesnt seem to appear anywhere except under the "My questions" section. I dont see anyone elses questions)
Attendee	I cannot see any questions being asked in the Q&A except my own. Are there really no other comments or questions?
Moderator	Hello, questions and comments will be published once the presentation has concluded. (I cannot see any questions being asked in the Q&A except my own. Are there really no other comments or questions?)
Attendee	Dream has missed the boat on the concerns raised by residents. Approximately 350 residential units have been sold in Phase 1 based on the existing OCP and DCD4 neighbourhood concept. Dream's proposed amendment abandons any responsibility to uphold the 'promises' made to existing residents about future Phase 2 development. This is a betrayal that cannot be mitigated by hollow promises and minor changes. Now we must demand that the City protect property owner's interests by denying this application.
Attendee	We have not seen the golf study as of yet. Are we going to be able to see the study.
Attendee	Traffic: the existing OCP and DCD4 would result in minimal additional traffic on Cartwright from the Phase 2 development. The proposed amendments will produce a dramatic increase in traffic on Cartwright from the start of construction to completion and beyond. By that time Dream will be long gone.
Attendee	Where is swimming pool and pickle ball court going on the design that you submitted since there is no evidence of it.
Attendee	How many guest rooms will there be in the proposed hotel spa
Attendee	Are we going to have an open public meeting before planning authority meeting
Attendee	The land within The Willows Golf & Country Club was marketed as a 100% residential neighbourhood to hundreds of property owners, does Dream see this plan amendment a breach of contract and a case for legal action?
Attendee	Did Doug Carrick do the golf study as well?
Attendee	Brad's presentation is unreadable in large parts. Can it please be posted to the website?

Attendee	Brad - Stick with the proposed amendments. All of this promotional material on how great the changes and new amenities will be are simply hollow promises that have nothing to do with the proposed amendment to concept plan. None of this is regulated by the City and could change 'without notice', as they say. Of course all of these 'great' changes and amenities could equally be incorporated within the existing OCP and DCD4.
Attendee	Did Dream hear one thing that the residents raised. Which ones?????
Attendee	This is a pathetic attempt to address community concerns. Dream has failed again.
Attendee	The changes detailed in the June 4 version of the proposed amendments are cosmetic, at best. Obviously, none of the major concerns submitted by existing property owners at the Willows have been addressed in the proposal. Considering:the substantial negative impacts on existing residents inherent in the proposal and that most aspects of that proposal are prohibited by the existing OCP and DCD4,
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Attendee	How many storeys is the spa hotel proposed to be
Attendee	In the "summary of public consultations" report, it states that 128 individuals provided comments. Can you please clarify if this includes all the residents that were represented by the associations that presented to the planning department. It seems that almost the entire Willows community was heard from when you include those presentations on behalf of the association groups. Shouldn't this number be closer to 600-700 residents heard from?
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Attendee	Does city planning support Dreams new revisions?
Attendee	Why not retain the architectural standards, condominium controls and large lot sizes for the single unit dwellings, in order to retain the character of the neighbourhood. It is impossible to guarantee retention of the neighbourhood's existing character without these controls in place.
Attendee	So the SPA hotel is a phase 1 commercial zoning issue?
Attendee	why can't planning push back and inform Dream that their applications does not confirm with the 2020 Official Community plan that was just approved last year

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Attendee	Any update of the Fee simple lot issue?
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Attendee	Any update of the Fee simple lot issue?
Attendee	Comment Only. I just want to show support for the Nordic spa. Great amenity for the whole city.
Attendee	what is Dream's rationale for moving to fee simple with respect to the new properties
Attendee	What is the plan for the triangular piece of land on the North end of the Willows near Lorne Ave & Cartwright?
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Attendee	There was no mention of this tonight or in the mailed out material. Are you still planning to proceed with Phase 2 lots with fee simple status and not as bare land condo?
Attendee	When can we see an actual site plan for the hotel?
Attendee	Many of us that are very close to this hotel would like to know how Brad or other officials would feel if a hotel was planted approx 60 feet from their home. This hotel, while perhaps a nice idea in appropriate area, is an idiotic idea for this location and when 7 months of winter contribute to its failure or simply wound up, what happens to the building.
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Attendee	the city traffic plan - is this not putting the cart before the horse. It does not take into account the amount of new residents that are planned for the area. Even though the golfer numbers may decrease this still does not offset the issue of traffic. The proposed exit/entry for the new area will not help the traffic generated by the trains. As well, the area for the condos 401, 404, 405 and 408 do not provide for the road being widened - how is it proposed to have the sidewalks and parking at the side of the road as I believe the category of road the city says this is?
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Attendee	Currently the red barn location is not used in the winter, so tree canopy is sufficient buffer in summer when trees are in full bloom. If the spa is going to be utilized four seasons and be located within the tree canopy, the tree canopy will not be a sufficient buffer between the spa when they lose their leaves in winter. What additional buffers will be used to create the buffer in winter?
Attendee	The Mayor had an in person meeting with Riversdale business association a day or so ago at the Roxy theatre so what is holding us up....
Attendee	Did the City of Saskatoon not have a live meeting on June 22/2021 with the Riversdale Business Community with the Mayor and the Councillor for the ward present?
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Attendee	Did the City of Saskatoon not have a live meeting on June 22/2021 with the Riversdale Business Community with the Mayor and the Councillor for the ward present?
Attendee	I saw several of the submissions by residents and condo associations and pretty much all of them mentioned the sheer size of Dream's new housing expansion as a concern. This was not mentioned in the City's summary of concerns from residents. I'm wondering why it isn't.
Attendee	Will there be special pricing or spa passes for the residents of the willows? I can see residents using this regularly.

Attendee	This looks stone bridge 2. Hotel and all the commercial is available across this street. Why change us from residential to commercial
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Attendee	This looks stone bridge 2. Hotel and all the commercial is available across this street. Why change us from residential to commercial
Attendee	Could Brad elaborate on the architectural controls that were discussed? Will they be specified in the amendment document and be a must or are they subject to future adjustments and relaxed when future phases slow down?
Attendee	So was there a study or not
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Attendee	The developer, the city and the residents had a tacit agreement, a contract if you will, based on the original concept plan. That of a golf course and a quiet residential community. How is this proposed amendment not an abrogation of that original agreement?
Attendee	Given the very large expansion in golf the last two years, is the GGA business plan now completely out of date? Willows sold out of memberships this year, as did other local golf courses.
Attendee	The developer, the city and the residents had a tacit agreement, a contract if you will, based on the original concept plan. That of a golf course and a quiet residential community. How is this proposed amendment not an abrogation of that original agreement?
Attendee	Where will they be located the pool and pile ball.
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Attendee	How many current willows residents hold golf course membership and why would they have any control over Dreams decision to change course layout?
Attendee	I mean pickle ball
Attendee	How many current willows residents hold golf course membership and why would they have any control over Dreams decision to change course layout?
Attendee	I mean pickle ball
Attendee	Multiple 50 foot lots, really? These lots can't possibly support the size of house that was displayed in the presentation.
Attendee	where will the delivery/garbage/servicing area of the hotel be located? If the hotel is even approved!!
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Attendee	The Pool and pickle ball locations. Just say where it will be.
Attendee	I am in support of the concept plan. Upgrading the existing amenities(which could use some investment) and adding new ones will benefit the community as a whole.
Attendee	Would you consider locating the proposed commercial development to the triangular piece of land rather than in the heart of the Willows where it seriously affects the original intent and plan for the Willows?
Attendee	Brad: What is the rational for proposing a hotel/spa site within the boundaries of Phase 1 and near existing residential properties? Does this not betray the promises made by Dundee (Dream) when these properties were sold?
Attendee	Would you consider locating the proposed commercial development to the triangular piece of land rather than in the heart of the Willows where it seriously affects the original intent and plan for the Willows?
Attendee	Brad: What is the rational for proposing a hotel/spa site within the boundaries of Phase 1 and near existing residential properties? Does this not betray the promises made by Dundee (Dream) when these properties were sold?
Attendee	this is pathetic. questions are pre positioned.
Attendee	Will property tax assessments reflect the different lot types within the Willows meaning existing bareland condo homeowners are maintaining areas that will be otherwise covered by property taxes for future residents in future phases?
Attendee	this is pathetic. questions are pre positioned.
Attendee	in person meeting is needed
Attendee	I live in a condo but feel bullied by aggressive condo members opposing this development I think these changes are great and will add value and future wellness vision to Saskatoon. How can I reach out to someone personally so I can express my positive views
Attendee	What is the approximate fraction (e.g., in %) of proposed amendments that are not recommended by City Planning and Development?
Attendee	I live in a condo but feel bullied by aggressive condo members opposing this development I think these changes are great and will add value and future wellness vision to Saskatoon. How can I reach out to someone personally so I can express my positive views
Attendee	What is the approximate fraction (e.g., in %) of proposed amendments that are not recommended by City Planning and Development?
Attendee	if the city is already prepared to opt for the developer's plan re fee simple do the residents have any hope that there will be more to considering resident's concerns than the financial considerations ?
Attendee	As a nearby resident I fully back Dreams proposal and amendments to the Willows. This will complete the sense of community and wholeness that a diverse culture will bring.
Attendee	You can now have in-person, indoor meetings with up to 150 people. Darrell seems not to be aware of this.

Attendee	Assuming that there are examples of proposed amendments that are not recommended by City Planning and Development, what are the most common reasons for a negative review?
Attendee	You can now have in-person, indoor meetings with up to 150 people. Darrell seems not to be aware of this.
Attendee	Brad makes a comment that Cartwright St is a collector street, but yet as defined by City of Saskatoon a collector street has parking and sidewalks on both sides of the street. Does this mean Cartwright St will be widened to accommodate the actual specifications and dream will cover the costs of the improvement.
Attendee	Alderman David Kirton was at the live unperson meeting with Riversdale....What is going on here.?
Attendee	Sorry unperson meeting
Attendee	City - I have investigated and asked other members of the city planning etc to provide me with any, ANY other established communities and or zones where a new commercial zone had been allowed in the city at any other time. You will be setting a new president by allowing this.
Attendee	In person
Attendee	In person
Attendee	City - can you consider a height limit of 2 stores for any building that has commercial / mixed use?
Attendee	City - Lorne Ave has an issue it has no access to Circle Drive East so all that traffic needs to go through Cartwright
Attendee	City - New traffic study based on traffic measure done during fall of 2020. This was Covid so why would you even consider those numbers
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Attendee	this is NOT community feedback this is wrong
Attendee	I am hearing a lot of potential ideas that Dream is considering if the proposed amendments to the amendments are accepted to help assuage residents' concerns. What assurances do we have from Dream that these potential ideas will actually happen if the city accepts the proposed amendments?
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Attendee	The traffic report recommends "A new collector road with direct access from Lorne Avenue will allow patrons ...access to hotel without access to Cartwright Street" and without it the commercial development not be approved. Where is this in the new proposal?

Attendee	How have the Neighbourhood nodes worked out in the past? I think of Avalon and Eastview which were an early version of this concept, but now appear to be underutilized. The new versions in Willowgrove and Evergreen appear to be incomplete even though the rest of the neighbourhoods have been filled. Also these last two areas are accessed by 4 lane divided access roads and the commercial spaces appear to be surrounded by lower end row housing which buffers the surrounding single family home from the impact of commercial development such as restaurants and bars.. This does not appear to be the case in this proposal.
Attendee	Taxes will be less for same value homes that are fee simple rather than condo homes. Highly unfair and discriminatory.
Attendee	In the proposal the only new access is Access Road A and roadways B and C, both of which enter onto Cartwright before reaching the hotel. Also these roads pass through the new residential, so I take it that Dreams Proposal is to parade the estimated annual 47,000 spa and hotel guest past their prime residential lots?
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Attendee	How have the Neighbourhood nodes worked out in the past? I think of Avalon and Eastview which were an early version of this concept, but now appear to be underutilized. The new versions in Willowgrove and Evergreen appear to be incomplete even though the rest of the neighbourhoods have been filled. Also these last two areas are accessed by 4 lane divided access roads and the commercial spaces appear to be surrounded by lower end row housing which buffers the surrounding single family home from the impact of commercial development such as restaurants and bars.. This does not appear to be the case in this proposal.
Attendee	Taxes will be less for same value homes that are fee simple rather than condo homes. Highly unfair and discriminatory.
Attendee	Brad: what will the total length of the proposed walking trail be if this concept plan is approved? Will it be all season and who maintains it?
Attendee	In the comparables listed in the Dream proposal, none of them have the major traffic artery passing within 3 m of existing residential buildings. In the majority of the comparables the major access is by a four lane divided access road with residential off on separate crescents. How is Dream planning to deal with the 7 direct access driveways entering onto Cartwright Street in the 400 block?
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Attendee	So the other businesses will subsidize the golf course???
Attendee	Will you change the name from golf and residential community to golf and commercial community
Attendee	So the other businesses will subsidize the golf course???
Attendee	Could someone elaborate on how the feasibility and market studies impact the city's assessment of the proposed amendments?
Attendee	The golf course is not sustainable; however, you are planning to offer all kinds of amenities that are not going to provide you with any income. How can we possibly believe that you are being honest when it feels as if you are merely "selling" this to us. I cannot believe that you are suddenly coming up with these ideas that will never come to fruition.
Attendee	Of course the lack of success of the golf course is clearly due to POOR management, Why does Dream insist on managing a golf course given their clear incompetence?
Attendee	I cannot believe the questions that are being asked this format is a joke. Dream has the city in their back pocket. quit wasting our time.
Attendee	Of course the lack of success of the golf course is clearly due to POOR management, Why does Dream insist on managing a golf course given their clear incompetence?
Attendee	So we could organize a live meeting and have you attend????
Attendee	The easternmost housing is the area that will most disrupt views, along with the hotel. Could Dream not consider turning that area, which is Bridges holes 1-3, into a 3 hole practice course instead of housing?
Attendee	Would Brad entertain holding a live meeting and a tour of new sites?
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Attendee	the video feed has crashed. will all the questions asked during this event be able to be seen on the CofS website with the answers?
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Attendee	Anastasia: tax assessments are based on supposed market value; this is applied to fee simple and bareland condos. The difference is the pool of property sales used to estimate the market value of similar properties. However, assuming the market value is actually captured, there is no difference. With respect to the proposed amendments, a two-tier situation would result where condo owners pay high taxes but receive less services. Moreover they must pay (condo) fees (e.g. for road maintenance) to get services that a fee-simple lot owners has included with their property tax.
Attendee	Will there be options for more wellness at the clubhouse? Home owners association option like other cities? I moved from a great community association in Southern Ontario and would love to see more community involvement
Attendee	I meant more in regards to fitness(gym) options (Bob (Unverified) asked "Will there be options for more wellness at the clubhouse? Home owners association option like other cities? I moved from a great community association in Southern Ontario and would love to see more community involvement")
Attendee	Will there be options for more wellness at the clubhouse? Home owners association option like other cities? I moved from a great community association in Southern Ontario and would love to see more community involvement
Attendee	Is city planning going to model the taxation levels phase 1 vs 2 also considering the Stata condo fees that phase 1 must pay to take care of their streets
Attendee	Brad, how can you say that this is nothing like Stonebridge, every example you use is already represented in Stonebridge. several times over. NONE of these services are needed or requested by the majority in Willows.
Attendee	Brad, you must be able to speak to the promises that were made in 2003. How can you say you cant speak to them. You are in front of us representing company made them. You have been asked many times through this consultations process this exact question. If you can speak to it, get someone here that can.
Attendee	Is the residential noise bylaw for the red barn continue to be enforced?
Attendee	as long as trees are green they may help obscure the hotel but what happens in winter ? how many more evergreens and where/
Attendee	as long as trees are green they may help obscure the hotel but what happens in winter ? how many more evergreens and where/
Attendee	The slide on new clubhouse amenities shows the pool where the current putting green is located. In addition, the chipping green is located where there will be a future road and/or housing. How is the practice facility going to be improved exactly? Where will the chipping and putting greens move?
Attendee	who hired and paid the consultant

Attendee	the city's traffic committee in its last meeting is already considering traffic calming devices and they said they are not considering the current amendment plan --- how it then be said that traffic will not be a problem ?
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Attendee	the city's traffic committee in its last meeting is already considering traffic calming devices and they said they are not considering the current amendment plan --- how it then be said that traffic will not be a problem ?
Attendee	who hired the consultant and who paid them
Attendee	The original proposal had ALL development on the west side on the clubhouse. Why not keep it there?
Attendee	if this amendment plan to increase property values why are some current owners now having trouble selling because of the proposed commercial development ?
Attendee	What will Dream do when the city denies this latest proposal?
Attendee	So is Brad saying the putting green and chipping area will continue???? And where....
Attendee	NO SOUND
Attendee	O SOUND
Attendee	RED barn is a Major commercial rezoning change for Willows phase 1 correct
Attendee	How many units were going to be sold in Phase 2 (2003). How many under the new plan? What is the total increase in revenue to Dream
Attendee	O SOUND
Attendee	RED barn is a Major commercial rezoning change for Willows phase 1 correct
Attendee	How many units were going to be sold in Phase 2 (2003). How many under the new plan? What is the total increase in revenue to Dream
Attendee	This is an extremely concerning situation and we have not had the time to have an open forum. Is it possible to have an in person meeting on or after July 11th in order to get feedback?
Attendee	I can hear you
Attendee	I can hear you
Attendee	I can hear you
Attendee	I can hear you
Attendee	I can still hear fine.
Attendee	I have sound
Attendee	I can hear you
Attendee	I can still hear fine.
Attendee	I have sound
Attendee	Yes we can still hear you.

Attendee	I can hear you
Attendee	NO SOUND
Attendee	sound still on
Attendee	Yes we can still hear you.
Attendee	NO SOUND
Attendee	we can hear you
Attendee	sound still on
Attendee	I can hear the audio Leanne
Attendee	Yes - I can still hear you.
Attendee	still hear you
Attendee	I can hear you clearly. Please continue.
Attendee	Brad I don't understand how you can say the hotel and other commercial is in the heart of the Willows. It is all located at the very north end. If you are so determined that the hotel is such a needed asset why don't you build it in the new development where future residents have a choice if they want to live near a hotel and commercial entities?
Attendee	Is there potential to be able to have public consultation with the owners of the triangular land as to what their intention is for that parcel like Brad is doing on behalf of Dream?
Attendee	Is Dream based in Toronto and will that be where the profits go?
Attendee	one last statement; this whole process has been flawed since December. I am so disappointed with our city officials and with Dream. Our residents are not respectfully being recognized or acknowledged in spite of very active, articulate and insightful communication on our part.
Attendee	If this is approved, what are you looking at for a timeline for the full development of this new proposal? From building to landscaping it and everything in-between.
Attendee	Isn't the evolution of the plan that Brad describes to include houses west of the clubhouse not just an "evolution", but actually Dream's effort to sell and build as much housing and commercial space as possible to make profit at the expense of breaking its original promises to home and condo owners? If it wasn't for the Municipalities Act's ability to let the City approve Dream's revised plan, this would be considered a breach of contract in any court in the land.
Attendee	Brad are you getting the message that your proposed commercial development is destroying the original intent of the Willows and is making many existing residents uncomfortable about their investment in the Willows community?
Attendee	Will it also be considered part of Westhills?
Attendee	this format is pathetic and not inclusive of all

Attendee	What will the height of the hotel be with the proposed changes to the hotel? Will it still disrupt views to the west of those in the condo buildings?
Attendee	What will the height of the hotel be with the proposed changes to the hotel? Will it still disrupt views to the west of those in the condo buildings?
Attendee	this meeting was a joke. public in person meeting should be mandatory