

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.

There has been an overwhelming response from the community regarding this application. Since the initial notice of the proposal Administration has received continued comment from residents by a variety of methods. Consultation on the application remains ongoing and the comments are continuing to be reviewed by 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.