

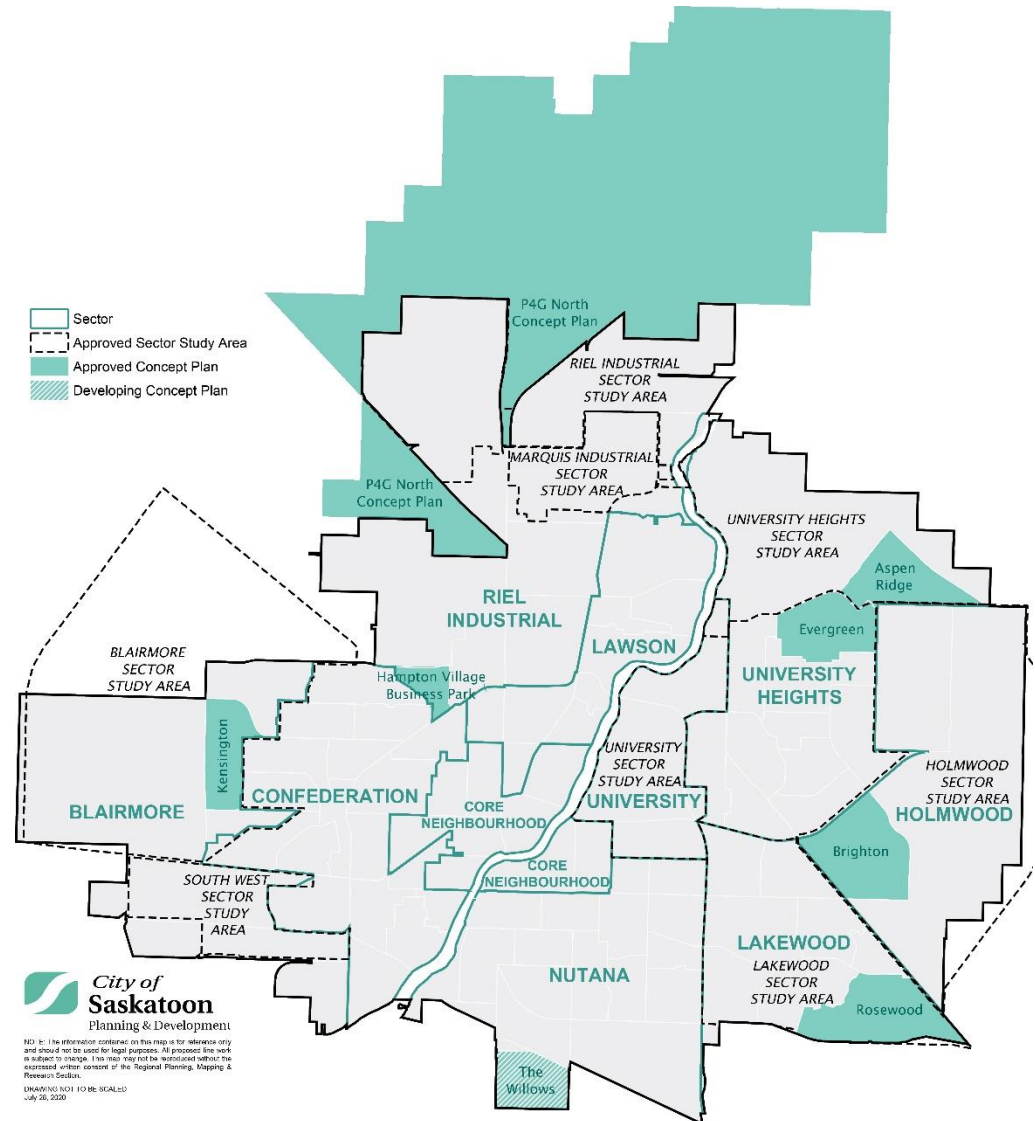
Concept Plan Amendment Application

The Willows Neighbourhood

Applicant: Dream Developments

What is the NCP amendment process?

- When an application to amend an NCP is received by Planning and Development, it is reviewed for conformance with the city planning policies and development regulations.
- Public engagement is an important part of the amendment process.
- Feedback from public consultation is used to help formulate Administration's recommendation, and helps inform Council's decision.



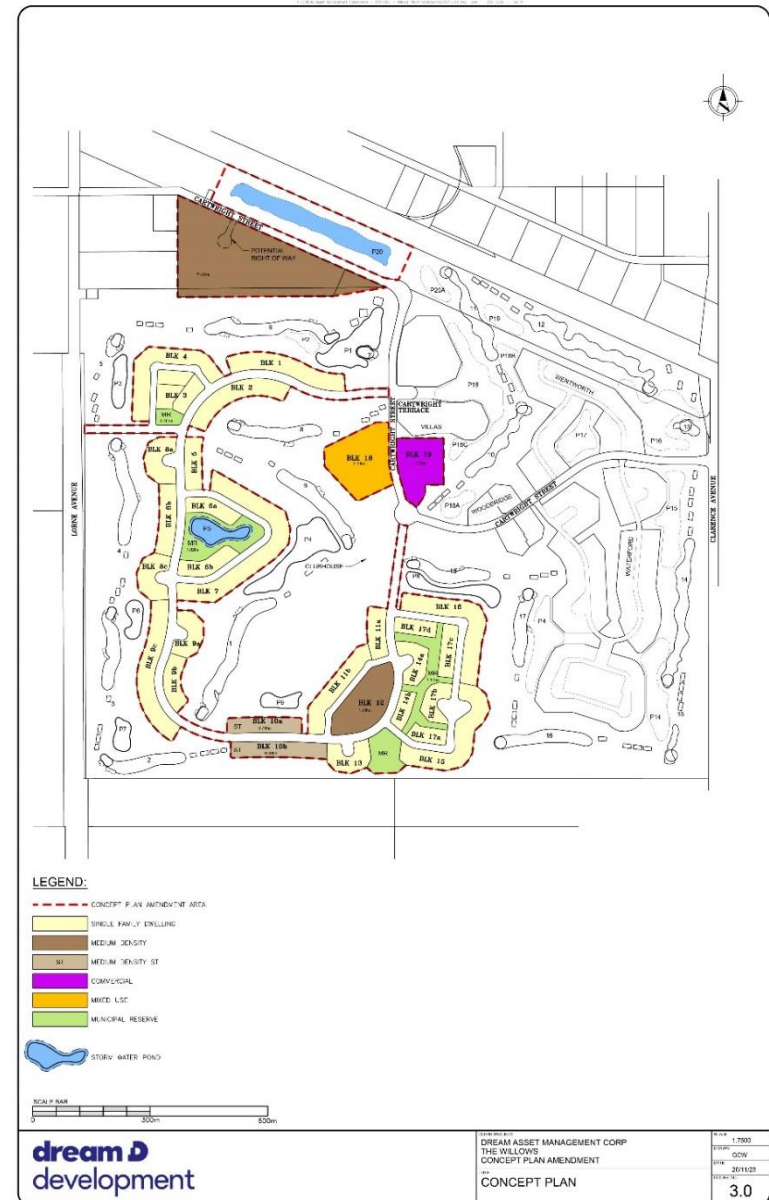
Approved Concept Plan

- 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.



Proposed Plan

- 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
- The Developer will provide more detail during their presentation.



What we have heard so far:



Traffic Volume



Fee- Simple Subdivision



Loss of Trees and
Open Space



Commercial Land Uses

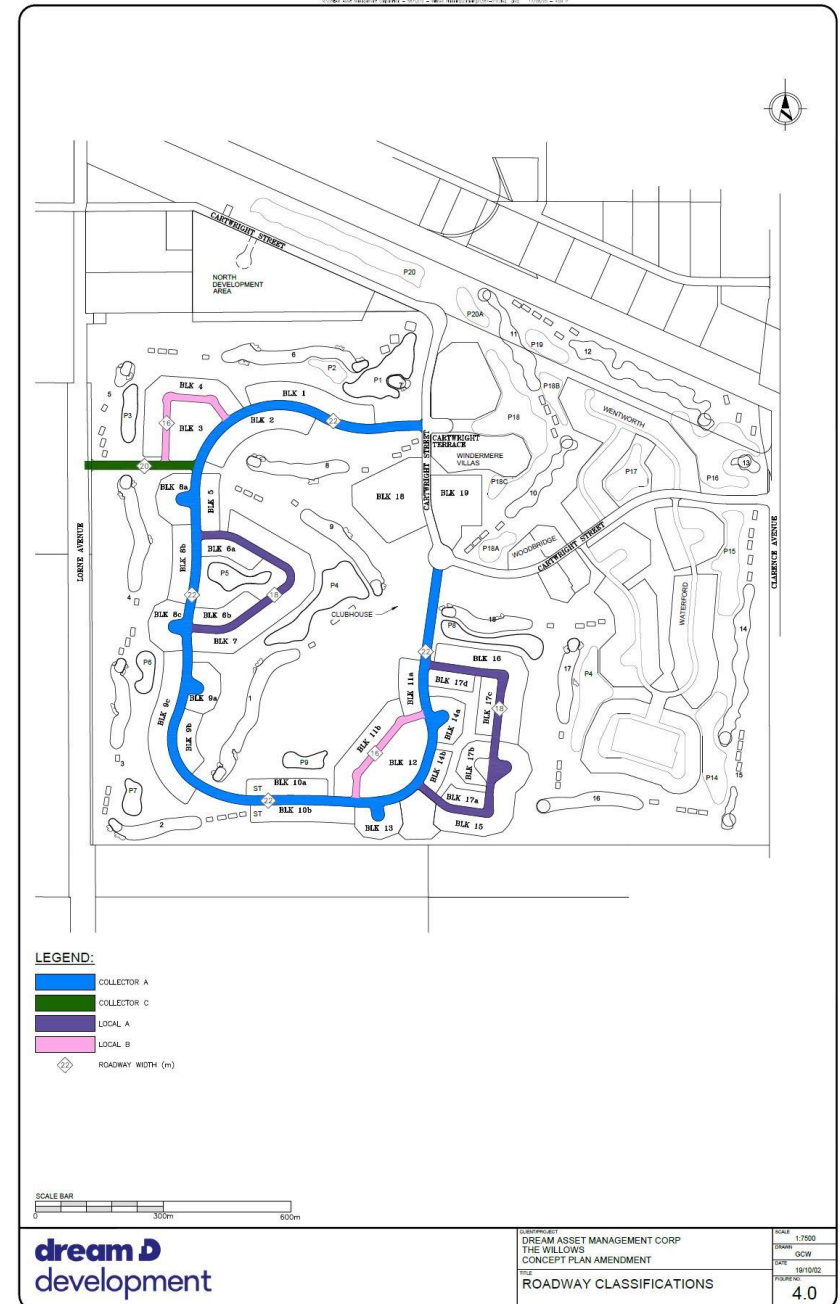


Reduced number
of golf holes

Since these questions came up frequently,
Administration will provide a general response to each prior to the Q&A

Traffic Impact Assessment

- What we've heard:
 - Too much traffic;
 - Cutting through the neighbourhood;
 - Speeding; and
 - Other items, such as golf cart crossing locations.



Open Space and the Golf Course

What we've heard:



Reducing number of holes



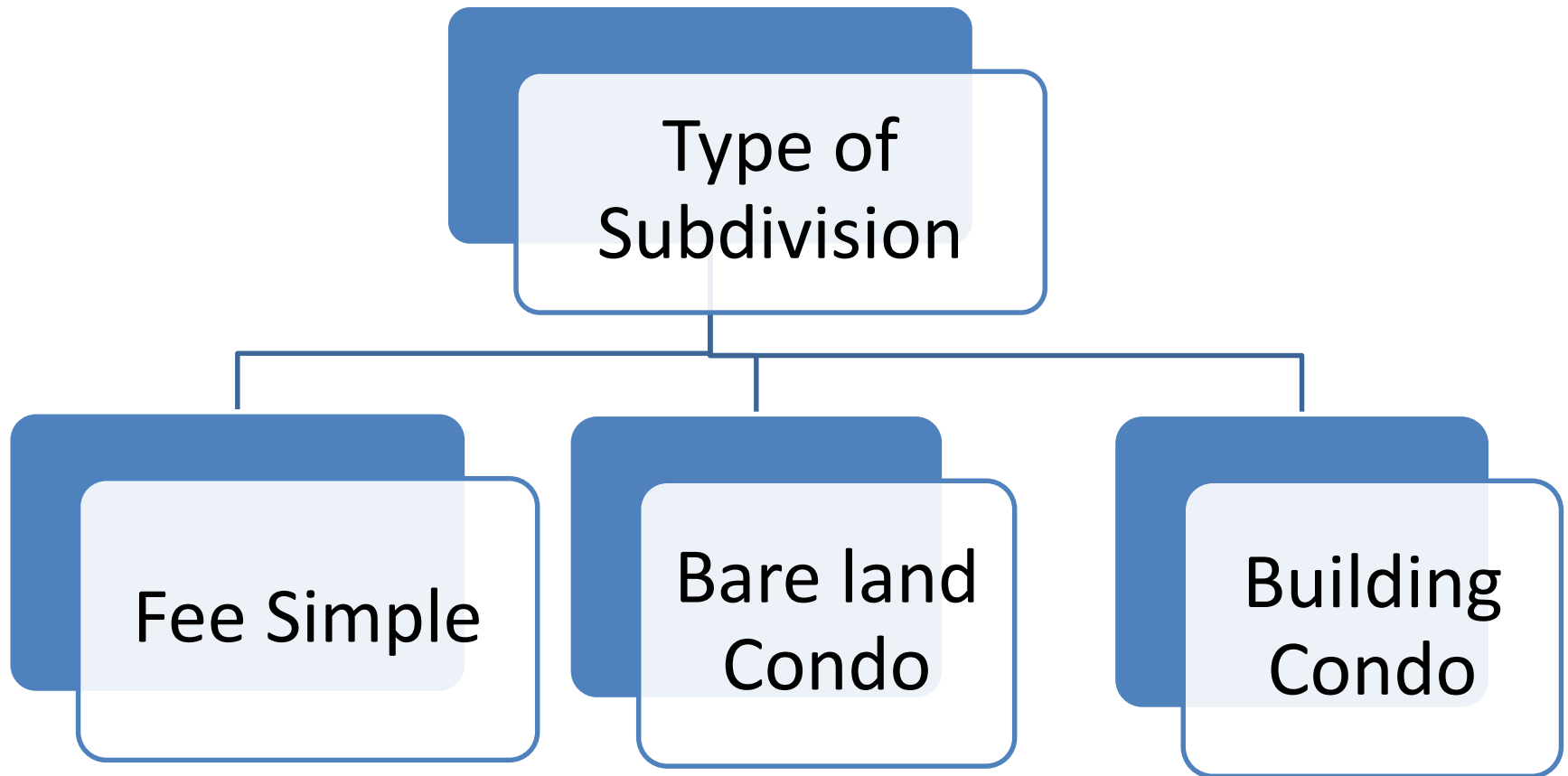
Level of service on City owned Parks versus



Removal of trees around red barn

- Administration will review the land use of a golf course, however, we do not regulate the layout or number of holes. These changes to the golf course design do not require City approval.
- The City of Saskatoon does not regulate the number of trees outside of any required landscaping strips.
- No ecologically sensitive areas were identified in these studies during the 2018, and 2003 Natural Area Screening.

What is Fee – Simple vs. Condominium?



Fee – Simple vs. Condominium

What we've heard:

Different level of service:

The City does not provide maintenance, street cleaning, or street clearing services on private roads.

This is consistent with all condominium developments throughout Saskatoon.

Existing condominiums in Phase 1:

The proposed amendment does not include changes to the existing condominiums.

Condominium corporations looking to subdivide as fee-simple properties should contact City Administration.

Property taxes for fee-simple versus condominiums.

Taxed using the same property tax rate.

Assessed Value:

- Residential Condominium compared to Res. Condominium
- Single Family compared to Single Family

Commercial Land Use

What is the Willows zoning?

- Direct Control District 4 (DCD4)

What is a Direct Control District?

- Exercise particular control over the use and development of land and built form within a specific area.

How would new commercial be regulated if the amendments are approved?

- Specific DCD amendments have not been proposed.
- The DCD allows for significant control over scale and types of uses.
- It cannot regulate the business operator or owner of that use.

Is there a need for new commercial, when Stonebridge is so close?

- A market study specific to the need for a hotel and the expansion of commercial land uses within the area is required.

Design Concept

- Complementary housing style with the existing neighborhood
- Doug Carrick designed golf course
- Commercial / Mixed Use sites with complementary uses for golfers and residents and the addition of other amenities for residents
- Introduction of additional park spaces, walking paths, playground and sporting amenities.



Carrick Golf Course Design

The golf course layout and community plan is intended to enhance the overall value of the community without compromising the playing experience on the golf course or the safety and privacy for each homeowner

Modifications to the existing Xena 9 are planned as part of this work to ensure the course plays as one, and that problem areas previously noted are addressed.

Transition from 27 to 18 holes has been reviewed with our consultants and a 18-hole course that focuses on members and homeowners is the most economically sustainable operating model.

All existing trees that can be preserved will be and hundreds of additional trees will be planted with the rebuild.





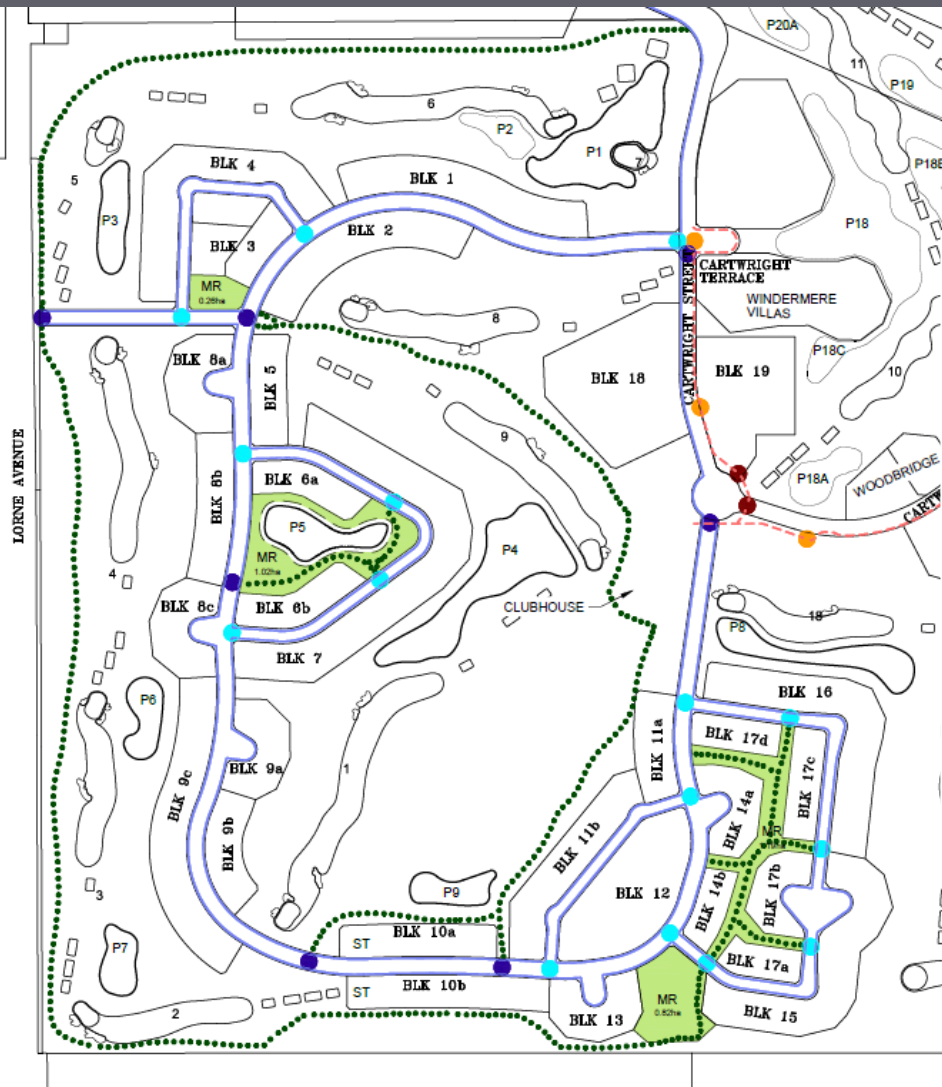
Commercial

- Commercial land is envisioned to be the location of a Nordic Spa and Wellness Hotel. The parcel boundary has been shifted further south to keep more trees within the golf course lands. Minimum would be over 40ft of trees remaining on golf course lands plus the City required setback and landscape strip.
- The Spa would be constructed within the canopy of the existing trees to provide a tranquil setting for users, and maintain the wooded view that is in place. The hotel component would be similar in size to the existing 401 building and would be built with Nordic inspired architecture.
- The uses and design would be governed by Direct control district 4. In addition Dream would approve all architectural details.



Mixed Use / Residential

- Mixed use area will include the potential for grade level service/retail amenities, with medium density residential.
- The majority of the parcel will consist of a mix medium density residential similar in scale to that of existing 401, 408, and 301.
- Potential retail component would be built out over time and consist of smaller pedestrian scale offerings. Uses could be similar to coffee shops, small pharmacy or physiotherapy etc.
- The type and size of the retail areas would be specifically governed by DCD4

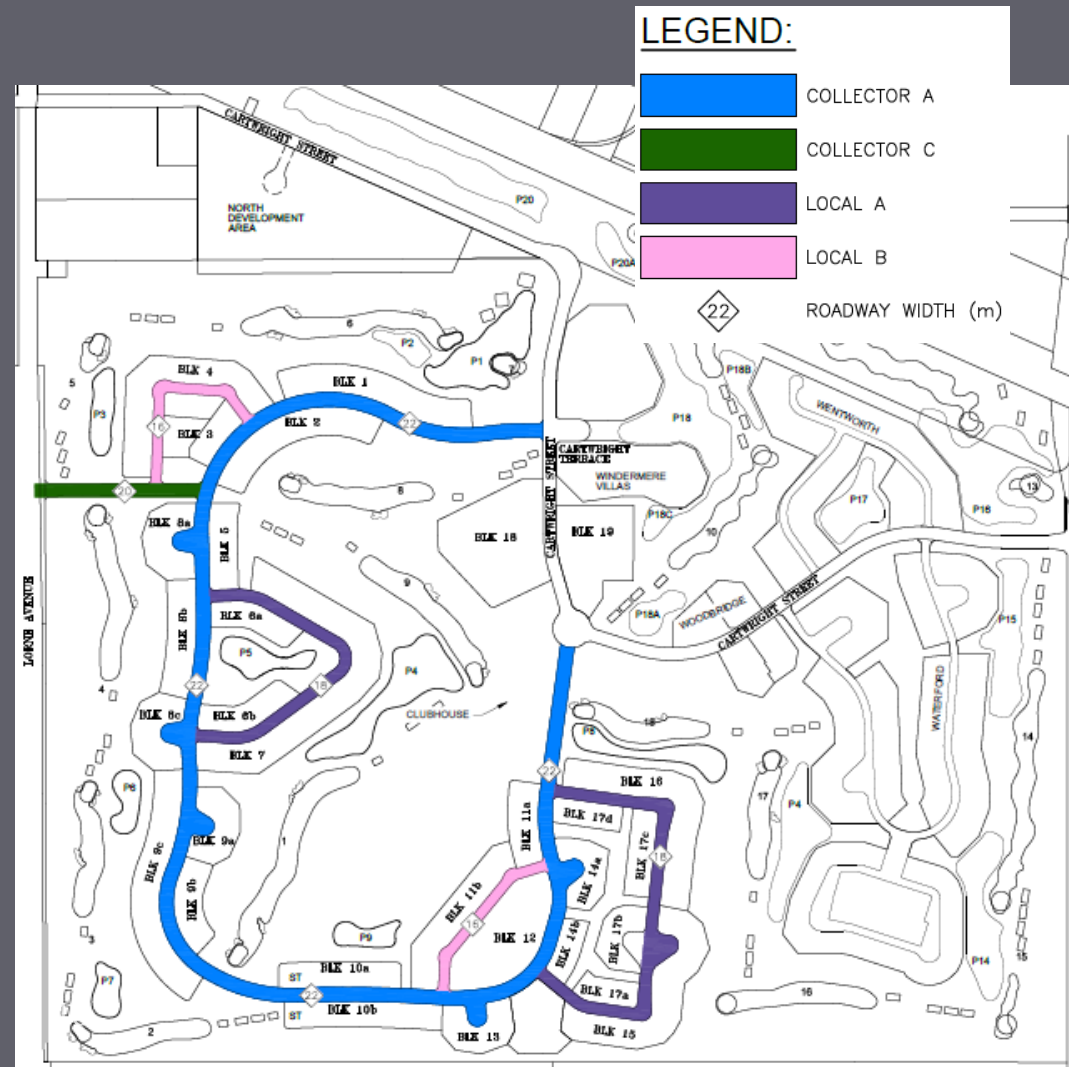


Neighbourhood Parks

- Park space that will include play structures, and open spaces recreation areas integrated into the residential development.
- Multi-use pathway accessed at numerous points providing a walking trail around the Willows and providing access to the clubhouse.
- Multipurpose field located in the south
- Winter City objectives such as promotion of skating, cross country skiing, and other activities around the clubhouse to improve amenities for existing residents

Transportation Network

- New traffic Signals added at intersections of Clarence / Cartwright and Lorne / Cartwright
- New “Right out” connection from new phase to Lorne Avenue. This is done to remove the potential of shortcutting through the community
- All internal intersections operate at a Level of Service “A”
- New traffic is partially offset by the Willows Golf Course as large tournaments would be reduced from 36 holes to 18.
- New Trail connection to from Willows to Lorne Avenue North
- Additional traffic calming measures that can be implemented on Cartwright to improve pedestrian connections and reduce neighbourhood shortcutting.



Policy Updates

Fee simple single-family area.

- With the introduction of fee simple ownership at The Willows, existing bare land condos will also be provided a process to investigate this possibility.

Modification to DCD4 to reduce minimum lot size (45")

- Average lot sizes will be similar to existing Willows and larger based on market demand current average in new phase is 64'.







Questions?

Next Steps

- If you have comments please send them to:
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- Information on the Commission meeting, public hearing, and Council will be made available on the Engage page once dates are finalized.

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