

NOTE: the following letter was individually
provided and signed by 229 separate individuals.

Date: AUG. 25, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councilor Loewen:

The Willows was designed, approved and marketed as a residential golf course community with very restricted commercial uses.

These controls for a Saskatoon golf course community are set out in DCD4 of the Zoning Bylaw and were recently reconfirmed by City Council approving the updated 2020 Official Community Plan.

As a Willows resident, I oppose any changes to the Bylaw that would allow expanded commercial development in our neighborhood. Keep our community as a quiet residential community as promised in 2003 and again in 2020 by City Council!

Yours truly,

Print Name:

Address:

A large black rectangular redaction box covers the signature and address information. Below the address redaction, there is a horizontal line.

NOTE: the following letter was individually provided and signed by 171 separate individuals.

Date: SEPT 6, 2021

Councillor Mairin Loewen, Ward 7
City of Saskatoon

Dear Councillor Loewen:

Dream's amended plan for Willows contains several concerning features.

The Willows was designed, approved and marketed as a residential golf course community with very restricted commercial uses, lower density housing, a 27-hole golf course (with accompanying green space, trees and wildlife), architectural controls, condominium corporations, restrictions on future housing development to the west of the Clubhouse for a population increase of 722, traffic volumes that would match the capacity of the streets, and the preservation of premium views of the golf course for many residential and condominium homes.

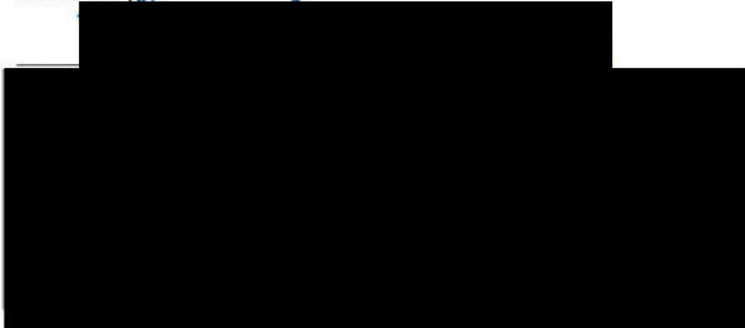
Dream's amended plan removes these features that were promised to residents of Willows. If approved, the amended plan would result in greater commercial development (including a hotel), a much larger population increase of about 1700, large volumes of traffic, no architectural controls, higher density housing, loss of green space and trees, destruction of premium views, and an illogical combination of fee-simple and condominium-based housing.

The commercial controls for a Saskatoon golf course community are set out in DCD4 of the Zoning Bylaw and were recently reconfirmed by City Council approving the updated 2020 Official Community Plan (OCP). As a Willows resident, I oppose any changes to the Bylaw that would allow expanded commercial development in our neighbourhood and any changes to the OCP concerning golf course communities.

I also support the original 2003 plan for Willows' Phase 2 development. The City should reject Dream's proposed amended plan until such time that Dream is willing to submit something that is not such a radical departure from the 2003 plan.

Keep our community as a quiet residential community as promised in 2003 and again in 2020 by City Council.

Yours truly,

A large black rectangular redaction box covering the signature and name of the sender.

September 25, 2021

Attn: City of Saskatoon Planning Department:
Anastasia Conly
Darryl Dawson
Councilor Mairin Loewen - Ward 7 City of Saskatoon

For the current 250+ Homes/Units and 710+ residents, The Willows Golf and Country Club community was designed, approved, marketed and SOLD to us all, as a "unique category of residential development" within a golf course community that provided very restricted commercial uses, architectural controls, lower density housing, restrictions on population and larger than conventional residential sized lots.

These controls for the Saskatoon Willows Golf and Country Club community are set out in the City of Saskatoon's Zoning Bylaws #8770 in section 13.4 - Direct Control District 4 (DCD4).

The Official Community Plan, which also references the uniqueness of Direct Control Districts was reconfirmed unanimously by Saskatoon City Council in June of 2020 and the Saskatchewan provincial government in August of 2020.

As a Willows homeowner and resident, I am opposing any changes to Bylaw 8770 that would alter section 13.4 and more specifically allow for any changes that would affect the traffic flow / amounts on Cartwright St, commercial definitions or alter the designated locations of the land uses as defined on MAP No. 1 in section 13.4

We love our peacefully quiet and unique neighborhood

Please, keep our loved community as a peacefully quiet and unique residential community as was sold to us and promised in 2003 and again affirmed by City Council in June of 2020!

Yours truly,

Signature: Darryl Dawson

Address: [REDACTED]

Name: DARRYL DAWSON

Suite [REDACTED]

Date: September 25, 2021

Saskatoon, Sk [REDACTED]

September 25, 2021

Attn: City of Saskatoon Planning Department:
Anastasia Conly
Darryl Dawson
Councilor Mairin Loewen - Ward 7 City of Saskatoon

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These controls for the Saskatoon Willows Golf and Country Club community are set out in the City of Saskatoon's Zoning Bylaws #8770 in section 13.4 - Direct Control District 4 (DCD4).

The Official Community Plan, which also references the uniqueness of Direct Control Districts was reconfirmed unanimously by Saskatoon City Council in June of 2020 and the Saskatchewan provincial government in August of 2020.

As a Willows homeowner and resident, I am opposing any changes to Bylaw 8770 that would alter section 13.4 and more specifically allow for any changes that would affect the traffic flow / amounts on Cartwright St, commercial definitions or alter the designated locations of the land uses as defined on MAP No. 1 in section 13.4

We love our peacefully quiet and unique neighborhood

Please, keep our loved community as a peacefully quiet and unique residential community as was sold to us and promised in 2003 and again affirmed by City Council in June of 2020!

Yours truly,

Signature: 

Name: DIANA ROBSTAD

Date: September 25, 2021

Address: 

Suite 

Saskatoon, 

Barry Charington

Saskatoon, SK

Date: July 19, 2021

TO: Anastasia Conly
Planner
City of Saskatoon

Mairin Loewen
Councillor, Ward 7
City of Saskatoon

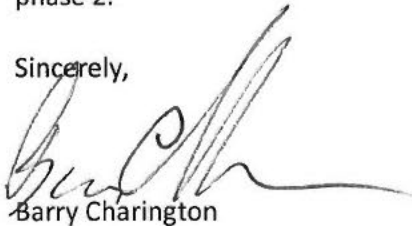
To All Concerned:

I am writing you on behalf of a committee of Concerned Owners at [REDACTED]. All 33 of our owners are concerned about the proposal to completely rewrite the Development Plan for the Willow Residential Golf Community. This package contains 19 documents from resident owners expressing their concerns about possible developments here at the Willows.

You will have heard from some of our owners at the June 23rd Online Teams Meeting, but others had other commitments or tried to get on but because attendance was much greater than anticipated the platform could not support all those who were interested.

Enclosed you will find copies of 19 documents all stating **no** support of Dreams revised development plans. We hope that you will consider the concerns of current residents of the Willows who purchased under the original 2003 Development Plans and are diametrically opposed to any changes in Phase I and are concerned about the change in layout and insertion of multi-use, commercial and hotel properties in phase 2.

Sincerely,



Barry Charington

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Response to Dream

	Owners	
████		
████		
████		
████	Kilburn	Peter / Robin
████		
████		
████		
████	Webster	Gord / Jan
████		
████	Graff	Glen / Elena
████		
████		
████	Ali/Zrymiak	Peter / Sharon
████	Chipperfield	Kathleen
████		
████		
████	Babcock	Marcia
████	Grosse	Theresa
████		
████	MacFarlane	Don / Ruby
████	Strohan	Myron / Louise
████	Baltzan	Richard / Nancy
████	MacEWEN	Almon
████	Zerr	Ron / Carol
████	Gossen+Muzyka	Randy / Kathy
████	ENS	Josh
████	Erb	Ellery / Gloria
████	Yuzdepski	Sharon
████	Rankin	Howard
████	Charington	Barry / Verone
████	Hataley	Kerry / Bonnie
████	Thiessen	Dan / Tena
████		

Date: July 12, 2021
Ms. Anastasia Conly
Planner
City of Saskatoon

Councillor Mairin Loewen,
Ward 7
City of Saskatoon

Re: The Proposed Willows Phase II Concept Plan Amendment
To All Concerned:

We appreciate Dream offering changes in their proposal, as presented at the June 23rd, 2021 public forum, however several major concerns persist. The addition of pools, a spray pad, tennis and pickleball courts are welcome community additions (if available within the City of Saskatoon Leisure Pass as Municipal Reserves; this was not addressed). Also, the increased setback for the Spa/hotel on the north side against Windermere Villas is appreciated, but we are still opposed to a Spa/hotel in the central portion of the community. Describing the *intended* use of commercial space was also helpful, but *not binding*. The following are our major concerns:

1. **Traffic problems.** The *original* Phase II would *not have impacted* the traffic flow of Cartwright Street; residences with access only via Lorne Avenue, and no new commercial construction on Cartwright Street. Current proposals will *significantly increase* the traffic that flows 10M from my balcony and condo. We feel the studies presented by Dream do not give a complete picture, and do not adequately include the expected real life traffic generated by either of the increased/rearranged residential and commercial entities proposed.
 - A. **Residential traffic** from Phase II, originally directed traffic via 2 passages only to Lorne Avenue (no original passage onto Cartwright Street). The new proposal has 1 passage to Lorne Avenue and 2 passages onto Cartwright Street. We prefer the original plan of 2 passages *only to Lorne*, or developing a new road at the very south end of The Willows that leaves Phase II and intersects with Clarence, with *no passage* onto Cartwright.
 - Currently the only residential cars that pass the block 400 are from the block 300 and the golf course visitors.
 - The Woodbridge block (400) is situated with their balconies just 10M from Cartwright, and *8 driveways* (not Access Road) *empty directly* onto Cartwright from block 400, just east of a curve with limited visibility of oncoming traffic.
 - Dundee (precursor to Dream) placed the Woodbridge lots very close to the road allowance for some reason, and did not provide an Access Road as was done with the other detached homes and villas. This error in planning has left no room to improve Cartwright Street to Arterial status or even a true collector road. And this places the homeowners "right on top" of what was *intended to be a very quiet road*.
 - Resident from Phase II would likely use Cartwright to shop in Stonebridge, or access Circle Drive East (not Melville St.)
 - The existence of a street level crossing on the CNR mainline with frequent mile long slow -moving trains will discourage the use of Lorne Avenue if there is an option to access Phase II from Cartwright Street.
 - Opening Phase II access to Cartwright Street would cause a *remarkable* increase in Residential traffic, even if Dream stayed with the original number of residences in the original 2003 Phase II proposal. But the proposal calls for a *significant increased number of residences* for the new Phase II, to be serviced by Cartwright Street.
 - We must also consider and include the Residential traffic that will have access to Cartwright Street from the new multi-family residences proposed in northwest corner on Cartwright Street currently outside The Willows perimeter (asking to be included in The Willows DCD-4).

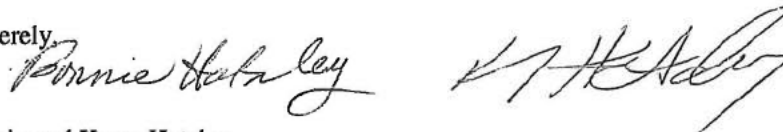
- B. **Commercial Traffic** estimates must include estimated customers, but also employees and service vehicles and trucks. The Proposal to locate these Commercial entities in the middle of the Residential area, will bring the increased traffic right by current residences.
- The addition of the Hotel/Spa and commercial area which will generate upwards of 47,000 (according to the spa Feasibility Study) extra "visits" annually. Do these "visits" include just number of estimated guests, or does it include projected additional trips guests may take while visiting? Do the numbers include employee trips or service vehicle/truck trips that service the hotel. Looking logically at traffic patterns (see above), the majority of visitors/employees/service vehicles will come in via Clarence and Cartwright Street. What entrance do you think will be marketed by the hotel, Cartwright Street that passes by the beautiful Willows sign and golf course, or Lorne Avenue that passes by the railroad tracks and yards with no Welcome to the Willows sign?
 - A quote from the Willows Hotel and Spa Location and Commercial Feasibility Analysis 2021: "It is our opinion that the hotel and spa are *not desirable* in this location if the proposed concept to *add additional roadway capacity is not approved*. The hotel and spa require the additional capacity to adequately serve the site." Dream's response to this is to present Access Roads A, B, C as the "additional roadway". This would mean that their intent would be to funnel a portion of the 47,000 (94,000+) extra non-resident hotel and spa guest trips (plus employees) past their prime residential lots and the playground at the junction of A, B and C.
 - Do these feasibility numbers included the trips to other proposed commercial entities?
 - The traffic studies presented by Dream are invalid because they were both completed without inclusion of the Spa/hotel numbers.
 - Closer examination reveals that both Willowgrove and Evergreen (comparable communities cited by the City Planners), access their Town Centre via a four-lane divided road with no direct access to individual homes. The Woodbridge block has 8 direct access driveways, and living space 10M from the 2 lane road (not wide enough even for street parking). In the Feasibility Study, Dream used resorts as comparables whose access occurs via four lane divided roads (with no direct access driveways). This is not what Dream is proposing
2. Placement of **additional Commercial buildings** in the center of a Residential area is not desired.
- A. Placement of a commercial zone in the middle of a residential suburb is not desired by the residents, was not in the original design, and has been avoided by reputable city planners for decades. And certainly not a large hotel.
- When current city planners were questioned about this, they pointed out that both Willowgrove and Evergreen had commercial (not Spa/hotel) property in their core. In both local cases we see that there is a buffer of apartments and row housing between the commercial spaces and the single-family homes, not present in Dream's Proposal. Does this mean that the City Planners therefore equate the 4 condo buildings in the Willows 400 block, housing 120+ units, ranging in value from \$400,000 to \$1,200,000 with the buffer row housing and apartments from Willowgrove and Evergreen?
 - Further, if you look at the success of these Town Centres, you will notice that they are only about half filled and a large amount of space is left undeveloped, despite the fact that housing in both case is virtually built out. Avalon and Eastview provide examples of earlier applications of the Town Centre Concept which when built were more successful, but with changes in consumer preference, small mainline supermarkets that anchored these sites have long gone, and the strip malls struggle to maintain relevance.
- B. **Liquor license opposed.** Since the Spa/ hotel is in the middle of a residential neighbourhood and patrons must drive through these residential neighbourhoods (where residents live, play and walk), the hotel/spa should not be granted a liquor licence under any circumstances and changes in DCD-4 should clearly state that to avoid the vague wording that might allow bars and other undesirable businesses within the residential community. Current and proposed "descriptions" of

allowable businesses are vague at best, and wording like "intended businesses" is by no means any sort of guarantee. This also is fitting with Dream's desire to make this a "wellness resort".

- C. **Building Design issues.** If City Council still approves (despite the residents disapproval) the building of commercial buildings/hotel in the center of our residential community, at the very least the buildings should follow the same design parameters of the other buildings within The Willows for community continuity (originally designed as an HOA community) and aesthetic appeal.
- Siding should be stone, brick or stucco (not clapboard).
 - Height should be limited to 3 stories (not the 4 proposed). Because of the Spa/hotel proposed size it cannot be hidden by trees or berms as suggested.
3. **Municipal Reserve Issues.** The Willows was originally designed (both Phase I & Phase II) to have centralized green space in the form of the golf course, thus the Developers were allowed to forego the usual establishment of parks in the central area by paying a fine.
- Now Dream changed this, and plans to remove the centralized golf course serving as green space and replace it with commercial buildings. The City may have felt the original design adequate as it did provide centralized green space, however the new design does not. In the new proposal by Dream there is no improvement in *centralized* Municipal reserve for parks and recreation.
 - Fining Dream monetarily for not providing more than a handful of pocket and ribbon parks (located only deep within Phase II), or providing additional parkland in Brighton or Kensington (instead of The Willows) in no way benefits current Phase I residents of the Willows. We must really strongly question the "infill argument" posed by Dream and the exemptions that this would present. This is on the suburban south edge of the city in a region that sits outside the natural city boundary of the CNR tracks, not in the city core or a decaying neighbourhood requiring revitalization. How can you "infill" a neighbourhood that has not even been built yet?
 - Perhaps the Golf Course pools, splash pads, tennis courts and pickleball courts could be managed by the City, as part of the Municipal reserve, included in the City of Saskatoon Leisure Pass program run by the city (at the same rates) and be made accessible to residents. This does not truly represent needed centralized green space, but adds to the centralized "park/playground" space.

The current and future original design of The Willows, with a central golf course, large amounts of green spaces with rolling, treed landscape, a quiet community with low traffic volume, is what was designed, accepted by the City and Province, and invested in by the current homeowners. We purchased our home based on this design, and are asking the City Planners/Council to hold the Developers to the original concept. We understand more money can be made for the Developers if the new proposal is accepted, but we feel it dramatically changes the character of our community, and not for the better. We remain in total opposition to the proposal as presented on June 23, 2021. Major concerns around traffic congestion, noise, the location and description of the commercial spaces at the core, and park spaces were not adequately addressed in this revision.

Sincerely,



Bonnie and Kerry Hataley

Cartwright Street Saskatoon, Sk,

Page 3 of 3

Cc:

His Worship, Charlie Clark, Mayor of Saskatoon
Honourable Bronwyn Eyre, MLA Stonebridge Dakota
Honourable Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Honourable Jim Reiter, Minister Responsible for Liquor and Gaming -

Honourable Fred Bradshaw, Minister of Highways -

Honourable Gordon Wyant, Q.C. Minister of Justice and Attorney General Saskatoon Northwest -

TO WHOM IT MAY CONCERN;

While new improvements are given further consideration, it remains insufficient to be in total agreement or opposition to the most recent proposal presented on June 23.

Major concerns with traffic congestion, noise issues, lack of community recreation spaces (except for "private membership use" fee paid golf) and the locations of commercial zoning spaces, which brings no tranquility to the core of an established neighborhood at the Willows, were not addressed in the revision.

The placement of commercial zoning in the middle of a residential area and uncontrolled traffic problems exacerbated by these additions remain major concerns.

The traffic studies that were previously presented by Dream are invalid and void of current additions given they were completed prior to the additions of a Hotel/Spa and mixed use commercial spaces which will (according to the spa Feasibility Study) generate upwards of 47,000 extra visits annually. When traffic patterns are put into perspective, it becomes obvious that the majority of visitor access will flood in from the only single lane traffic access at the only eastern entrance at Clarence Avenue and Cartwright Street. Residents who work, shop or attend appointments downtown, in the north, east, west or University core typically transit from and return via circle drive exiting at Clarence Avenue off ramps. The current Lorne Avenue exits off of Circle drive westbound are very confusing. In addition to the confusion comes the added frustration with CN/CP mainline level crossing that fails to relieve a flow thru of any traffic when you have multiple train cars stopping to switch tracks or shunting to brake miles down the line. The noise levels and frequency of trains moving hourly in both directions has increased tremendously. It's extremely loud with very long lines, that are either moving too fast and more often very slow moving trains, that discourage intentional use of Lorne Avenue. That being said, the existing and all future traffic will exacerbate via Cartwright Street especially at the traffic circle that is also within 10m of street side balconies on four condos at 400 Cartwright and several other road accesses and property backyards.

What ever happened to the plans that included continuous sidewalks along both sides of Cartwright's corridor?

There is very little effort by the very people who continue to throw dumb ideas around and then somehow manage to have them pushed through (as a process) for approval while delivering it with a huge lack of transparency or forethought that renders no solutions or concessions for the oversights in poor planning. The city of Saskatoon, Dundee/Dream capably approved the spacing of lots unnecessarily close to the present road allowance. This error in planning has left no room for improvement on Cartwright Street to an arterial status or better yet a true collector road.

There are very strong opinions regarding a hotel/spa that are not desirable for this location. The noise levels from everyday traffic that include test driving high end cars from nearby dealerships, road racing of motorbikes, heavy equipment service and delivery trucks to golf course maintenance mowers and such, the constant movement of trains and now rerouted air traffic... that do not exactly lend to a spa setting of tranquility and relaxation. Those discerning noises simply quash the thought for a hotel/spa setting in this neighborhood as an

ideal location.

We challenge the City of Saskatoon and Dream to show the residents of the Willows one successful operating hotel/spa that's located in the middle of any residential golf community in this country?

As quoted, directly from Willows Hotel and Spa Location and Commercial Feasibility Analysis, 2021 - ***"It is our opinion that the hotel and spa are not desirable in this location if the proposed concept to add additional roadway capacity is not approved. The hotel and spa require the additional capacity to adequately serve the site."***

Dream's response is to present Access Roads A, B, C as the additional roadway. However in reality their intent is to funnel a portion of 47,000 extra non-resident hotel/spa guests past prime residential lots and a playground at the junction of A, B and C.

Since the hotel is in the middle of a residential neighborhood, visitors will pass close by residents in the condos of 400 block and through established residential neighborhoods with future playgrounds, the hotel/spa should not under any circumstances be granted a liquor license. Revisions in DCD-4 should clearly state this, given that it is Dream's desire for a wellness resort.

On a similar note, I have yet to hear an educated response for how an adult only spa will go over when families occupy this hotel? AND how the new club house dining room will sustain its food and beverage patronage when their competition (from the hotel/ spa) is across the street? Did anybody study these aspects? Saskatchewan Human Rights Code - "prohibits discrimination on any of these grounds is not allowed when people are... shopping in a store, renting a hotel room, eating in a restaurant or using other public services...".

Placement of commercial zoning in the middle of a residential suburb is short of bastardizing the plans. Such has been avoided by reputable city planners for decades. AND when city planners were approached on this, they pointed out that both Willowgrove and Evergreen had commercial (albeit no hotel/spa) property in their core. YET upon closer examination, the revelations were that in both of these cases, access was through a four-lane divided road with no direct access to individual residential properties. This stands true in the comparable resort developments used by the developer in the Feasibility Study. In both local cases we see that there is a buffer of apartments and row housing between commercial spaces and single family homes, not present in this plan. Furthermore when viewing the success of these centers, you might also observe that they are only 50% occupied with an abundance of undeveloped space, despite the fact that housing was virtually built out. Avalon and Eastview provide examples of earlier applications of Town Center Concepts, which when built, were more successful. However with the increased dependence on cars, these small mainline supermarkets that anchored these sites have long gone and strip malls struggle to maintain any relevance in those neighborhoods.

The exterior design and finishing of the hotel remains contentious. Incorporating the same design parameters as those stipulated for the rest of the Willows using stone, brick and stucco (not clapboard) should be applied. Current structures at the Willows are limited to three stories. A hotel taller than three stories will be projecting an eyesore that is out of character with nearby community properties. The building, despite the addition of adding a tree line, will not be concealed behind any berms and should therefore be built in accordance to harmonizing with existing criteria.

We must strongly question the "infill argument" posed by Dream and the exemptions that this would present. These proposals are planned for the suburban (most southern) edge of the city in a region that sits outside the natural city boundary bordering twinned mainline train tracks. Structurally, it is not within the city core or any decaying neighborhood that either affords or requires a revitalization. It is ludicrous to suggest "infilling of a neighborhood" when such neighborhood has yet to be built!

Pushing ahead with these proposed plans, without conducting due diligence and/or providing full disclosure, will leave an indelible costly blight on the landscape. This is our little community - that we like to call home!

Respectfully submitted,

July 12, 2021



THERESA GROSSE

[REDACTED]

[REDACTED]

SASKATOON, SK

[REDACTED]

[REDACTED]

Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

Mairin Loewen

Councillor, Ward 7

City of Saskatoon

To All Concerned:

While I appreciate many of the changes offered by Dream at the June 23rd, 2021 public forum, many major concerns persist. The addition of pools, a spray pad and tennis and pickleball courts are a welcome addition. Also, the increased setback on the north side against [REDACTED] is a start. Defining the commercial space was also helpful. However, the major concerns regarding the placement of commercial zoning in the middle of a residential area and traffic problems exacerbated by this remain major concerns.

The traffic studies presented by Dream are invalid because they were both completed prior to the addition of the Hotel/Spa and commercial area which will generate upwards of 47,000 (according to the spa Feasibility Study) extra visits annually. If one looks logically at the traffic patterns, the majority of visitors will continue to come in the single eastern entrance at Clarence and Cartwright Street. Residents who work in the north end, east side or University will more than likely come and go via the Freeway and exit at Clarence Avenue. Visitors coming from Regina and Yorkton will likely also use Clarence. The Lorne Avenue exit is confusing when approaching from the east and the existence of a level crossing on the CNR mainline with frequent mile long slow-moving trains will discourage the use of Lorne Avenue. Even residents approaching from Downtown or from the west are likely to carry on to Clarence Avenue to avoid the delays posed by the trains. This means that the majority of traffic will continue on Cartwright Street between Clarence Avenue and the traffic circle passing within 10m of balconies of the four condo blocks at 400 Cartwright and past the eight driveways of these condo buildings. We can see no solution to this as Dundee (precursor to Dream) placed the lots unnecessarily close to the road allowance for some reason rather than providing an access road as was done with the other detached home and villas. This error in planning has left no room to improve Cartwright Street to Arterial status or even a true collector road.

"It is our opinion that the hotel and spa are not desirable in this location if the proposed concept to add additional roadway capacity is not approved. The hotel and spa require the additional capacity to adequately serve the site." This is quoted directly from Willows Hotel and Spa Location and Commercial Feasibility Analysis, 2021. Dream's response to this is to present Access Roads A, B, C as the additional roadway. This would mean that their intent would be to funnel a portion of the 47,000 extra non-resident hotel and spa guests past their prime residential lots and the playground at the junction of A, B and C.

Since the hotel is in the middle of a residential neighbourhood and visitors must pass close by residents in the condos of 400 block and through the new residential neighbourhood, the hotel/spa should not be granted a liquor licence under any circumstances and changes in DCD-4 should clearly state that. This also is fitting with Dream's desire to make this a wellness resort.

Placement of a commercial zone in the middle of a residential suburb is just bad planning and has been avoided by reputable city planners for decades. When city planners were questioned about this, they

pointed out that both Willowgrove and Evergreen had commercial (albeit not hotel) property in their core. Closer examination reveals that in both of these cases access is through a four-lane divided road with no direct access to individual homes. This is also true in the comparable resort developments used by the developer in the Feasibility Study. In both local cases we see that there is a buffer of apartments and row housing between the commercial spaces and the single-family homes, not present in this plan. Further, if you look at the success of these town centres, you will notice that they are only about half filled and a large amount of space is left undeveloped, despite the fact that housing in both case is virtually built out. Avalon and Eastview provide examples of earlier applications of the Town Centre Concept which when built were more successful, but with the increased dependence on cars the small mainline supermarkets that anchored these sites have long gone, and the strip malls struggle to maintain relevance.

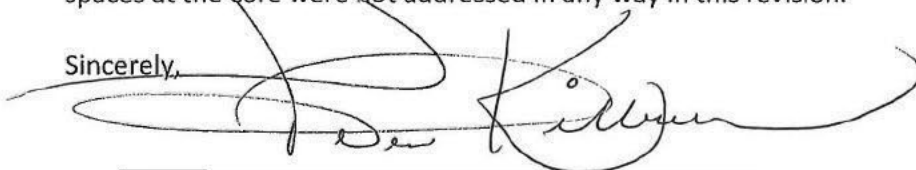
The design of the hotel remains contentious. Why does it not have to follow the same design parameters of the rest of the Willows? How can they use clapboard siding when the rest of the neighbourhood must use stone, brick and stucco. Other structures are limited to three stories, yet the hotel which will be an eyesore across the Willows is four stories. Because of its size it cannot be hidden behind berms and trees. If this hotel must be built, it should be more in harmony with the neighbourhood as a low-rise stone or brick and stucco design that blends in with the wooded site rather than sticking out like a sore thumb.

In the new proposal by Dream there is no improvement in Municipal reserve for parks and recreation. I fail to see how fining Dream for not providing more than a handful of pocket and ribbon parks or providing additional parkland in Brighton or Kensington is of any benefit to current and future residents of the Willows. Perhaps the pools, splash pads, tennis courts and pickleball courts could be included in Municipal reserve and managed by the city. Then they could be included in the Leisure Pass program run by the city and be made more accessible to residents.

We must really strongly question the "infill argument" posed by Dream and the exemptions that this would present. This is on the suburban south edge of the city in a region that sits outside the natural city boundary of the CNR tracks, not in the city core or a decaying neighbourhood requiring revitalization. How can you "infill" a neighbourhood that has not even been built yet?

While we see some improvements in this new proposal, we do not see enough to shift our position of total opposition to the proposal as presented on June 23. Major concerns around traffic congestion, noise, lack of community recreation spaces (except for fee paid golf) and the location of the commercial spaces at the core were not addressed in any way in this revision.

Sincerely,



Unit [REDACTED] Saskatoon, Sk, [REDACTED]

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

To All Concerned:

Mairin Loewen

Councillor, Ward 7

City of Saskatoon

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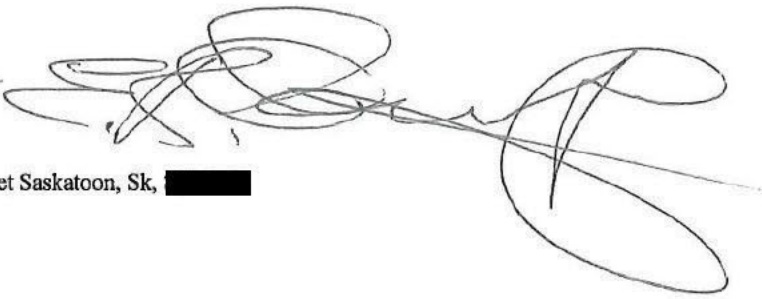

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Cc: **Charlie Clark, Mayor**

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Unit [REDACTED] Saskatoon, Sk, [REDACTED]

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly
Planner
City of Saskatoon

Mairin Loewen
Councillor, Ward 7
City of Saskatoon

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Date: July 3, 2021

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Planner

City of Saskatoon

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Sincerely,

Richard and Nancy Baltzan

Unit [REDACTED]

Saskatoon, Sk, S7T 0B3

Cc: Charlie Clark, Mayor
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Sincerely,



Unit [REDACTED] Saskatoon, Sk, [REDACTED]

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

To All Concerned:

Mairin Loewen

Councillor, Ward 7

City of Saskatoon

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Sincerely,

Sharon Yuzepski

Uni

Saskatoon, Sk,

Cc: Charlie Clark, Mayor

Bronwyn Eyre, MLA Stonebridge Dakota

Don Mc Morris, Minister of Government Relations

City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly
Planner
City of Saskatoon

Mairin Loewen
Councillor, Ward 7
City of Saskatoon

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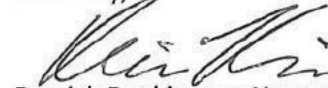
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Sincerely,



Derrick Rankin, per Howard Rankin

Unit [REDACTED] Saskatoon, Sk, [REDACTED]

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

Mairin Loewen

Councillor, Ward 7

City of Saskatoon

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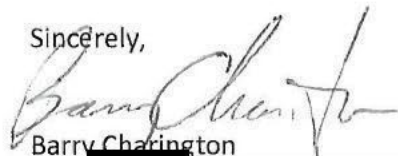
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Barry Charington

Unit [REDACTED] Saskatoon, Sk, [REDACTED]

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly
Planner
City of Saskatoon

Mairin Loewen
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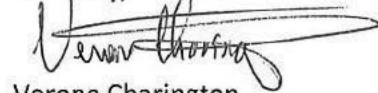
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Verone Charington

Unit [REDACTED] Saskatoon, Sk [REDACTED]

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
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Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

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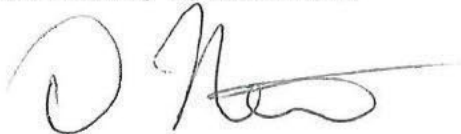
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Unit

Saskatoon, Sk,

Cc: Charlie Clark, Mayor

Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Marie Wheler

[REDACTED] Saskatoon, SK [REDACTED]

Date: January 17, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
2. The tripling of traffic on Cartwright Street, a residential width street, which affects the south and east sides of our building. The increase of traffic in the proposed amendment is from three sources: the redirecting of all traffic in the original 2003 concept plan onto Cartwright Street rather than onto Lorne Avenue; the increase in density proposed in phase 2; and traffic generated by a hotel and multi-story mixed use commercial/residential building.

These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,



Marie Wheler,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Larry and Elaine Holinaty

[REDACTED], Saskatoon, SK [REDACTED]

Date: January 13, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon, SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon, SK

S7K 0J5

To All Concerned


I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,


Larry and Elaine Holinaty,

Unit [REDACTED] 

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

[REDACTED] Saskatoon, SK S7T 0B3 ●

Date: January 16, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

To All Concerned

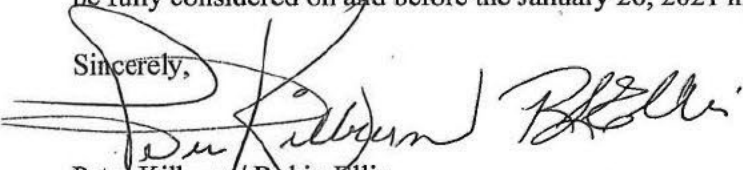
I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,


Peter Kilburn / Robin Ellis,
Unit 204

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Barbara Lang

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,



Barbara Lang,
Uni [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5



[REDACTED], Saskatoon, [REDACTED]

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

Michael Garnett,
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Ken and Sandra Currie

[REDACTED] Saskatoon, SK [REDACTED]

Date: January 16, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

Ken and Sandra Currie,

[REDACTED]  

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED]

[REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N,
Saskatoon, S7K 0J5

Glen and Elena Graff

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

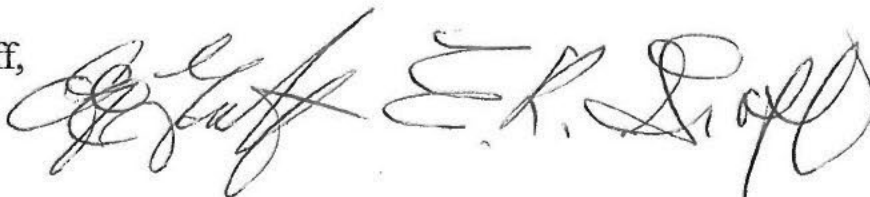
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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

Glen and Elena Graff,

Handwritten signatures of Glen and Elena Graff in black ink.

Violet Schick

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,



Violet Schick,
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bruce and Delores



[REDACTED] Saskatoon, SK [REDACTED]

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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Sincerely,

Bruce and Delores Fergusson,
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED], Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Peter Zrymiak and Sharon Ali

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,


Peter Zrymiak and Sharon Ali,
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Kathleen Chipperfield

Saskatoon, SK

Date: January 13, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,



Kathleen Chipperfield

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Dennis and Sharon Johnson

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner

Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood. (DELETE --- "which will mar the views of the condos on the west and south sides of our building") We think this detracts from the substantive issues covered in your letter, DDJ
2. The tripling of traffic on Cartwright Street, a residential width street, which affects the south and east sides of our building. The increase of traffic in the proposed amendment is from three sources: the redirecting of all traffic in the original 2003 concept plan onto Cartwright Street rather than onto Lorne Avenue; the increase in density proposed in phase 2; and traffic generated by a hotel and multi-story mixed use commercial/residential building.

These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

Submitted by email

Dennis and Sharon Johnson
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Dennis Kelk

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner

Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. We have paid a premium to purchase our properties and are paying high taxes to live in a quiet golf community without the incursion of commercial zones in the core of our neighbourhood
2. The tripling of traffic on Cartwright Street, a residential width street, which affects the south and east sides of our building. This increases our concern about security because of the increase in density proposed in phase 2; and traffic generated by a hotel and multi-story mixed use commercial/residential building. Complaints already take too long for police to arrive.

These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

Dennis Kelk



Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,


Marcia Babcock
[REDACTED]

Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

TO THE ATTENTION OF

Anastasia Conley, City Planner, City of Saskatoon

Mairin Lowen, Ward 7 Councillor, City of Saskatoon

Mayor Charlie Clark, City of Saskatoon

Interim City Clerk, City of Saskatoon (*per Council distribution*)

RE OPPOSITION TO DREAM DEVELOPMENT CONCEPT PLAN
AMENDMENT TO THE WILLOWS 2003 CONCEPT PLAN

I, Theresa Grosse, owner of [REDACTED] in [REDACTED] Condominium, join other condo owners to oppose Dream Development's Concept Plan Amendment to the 2003 Concept Plan.

I was not opposed to the 2003 Plan given the insight and knowledge of what we would anticipate at the time of purchasing titled properties. However, of late, I do have reservations that come in conflict with a complete redo of the DCD4 and current undeveloped west portions (aka Phase 2). The gravity of my displeasure is concentrated over two specific items.

1. The inclusion of commercial and mixed use parcels at the core of a distinguished quiet neighborhood/community would contaminate the present environmental footprint. The tranquility of mature trees, open ponds and more importantly vast destruction of any enjoyment once inhabited by wildlife, flora, and fauna. The primary reason residents invested their hard earned dollars to live in this community was based upon the spectacular unobstructed views from all surrounding dwellings and more specifically the Woodbridge 1 Condominium.
2. The increasing volume of vehicular traffic along Cartwright Street in the proposed amendment will be overwhelmed by three traffic arteries, essentially suffocating what once was a quiet residential golf community.
 - a) redirecting all traffic as per 2003 Concept Plan through Cartwright Street rather than Lorne Avenue;
 - b) an increase in new development impacting population density proposed in Phase 2;
 - c) environmental impact of carbon/noise/light pollution generated by "proposed hotel" multi-story mixed use commercial/residential building.

Additional references are recorded in the Position Paper submitted with this and other letters from concerned citizens.

In closing, as a citizen and taxpayer in the city of Saskatoon, there is an expectation from those we elect, in their respective official capacities, to review each concern expressed by all those who took time to examine and address numerous deviations in the future proposed developments and conflicting plan proposals.

As such, these unmerited plans are not what residents of the Willows invested in, nor envisioned for themselves or their community.

It is prudent to conduct due diligence prior to the meeting rescheduled for the 26th day of January 2021 and support the voices in opposition for any future decimation to "our" unique Willows neighbourhood.

Thank you for your respective considerations regarding this matter.

Respectfully submitted,

January 18, 2021

Theresa Grosse

THERESA GROSSE

[REDACTED]

Saskatoon Sk. [REDACTED]

cc: Bronwyn Eyre, MLA
Don McMorris, MLA

Arleigh and Millie Enge

Saskatoon, SK

Date: January 17, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

Arleigh and Millie Lang,
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Don and Ruby MacFarlane

Saskatoon, SK



Date: January 13, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,




Don and Ruby MacFarlane

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

January 17, 2021

Anastasia Conly, Planner
Planning & Development Dept
City Hall
222 – 3rd Ave. N.
City of Saskatoon, SK.
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 – 3rd Ave. N.
City of Saskatoon, SK.
S7K 0J5

To All Concerned:

We are owners of a condo at [REDACTED] We wish to join other owners to oppose some of Dream's Concept Plan Amendment at The Willows.

We are in agreement with a number of changes like the decrease of the size of the golf course and others. However, we are not in agreement with the complete rewrite of the DCD4. There are two major areas we are very concerned about:

Firstly is the inclusion of commercial and mixed use parcels in the core of our neighbourhood. And secondly, the huge increase of traffic that will result on Cartwright Street. You are redirecting vehicles from the new development as well as the proposed commercial on to Cartwright Street rather than on to Lorne Avenue. This is a residential width street that is not designed to handle this level of increased traffic. This has all the makings of a safety and noise nightmare for this neighbourhood.

We ask that you please be open to some critical changes to address these issues.

Thank you for your consideration.

Sincerely,



Myron Strohan
[REDACTED]
[REDACTED]



Louise Strohan

Cc: Charlie Clark, Mayor, City Hall 222 – 3rd Ave N. SK.

Bronwyn Eyre, MLA Stonebridge Dakota, [REDACTED] Saskatoon, SK.

Don McMorris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 – 3rd Ave. N. Saskatoon, SK.

Dr. Richard and Nancy Baltzan

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

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Sincerely,

Nancy R. Baltzan

Richard and Nancy Baltzan
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Almon MacEwan

[REDACTED], Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

To All Concerned

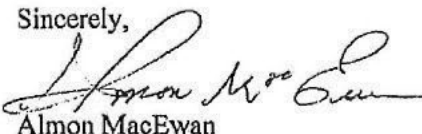
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Sincerely,



Almon MacEwan

[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Randy Muzyka and Kathy Gossen

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon. SK

S7K 0J5

To All Concerned

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Sincerely,

Randy Muzyka and Kathy Gossen

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota [REDACTED]

Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Josh Ens

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
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S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

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Sincerely,

Josh Ens,
Owner Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Sharon Yuzdepski

Saskatoon, SK S

Date: January 13, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

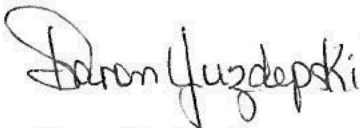
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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,



Sharon Yuzdepski
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK S [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Howard Rankin

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

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Sincerely,



Howard Rankin,
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Verone Charington

[REDACTED], Saskatoon, SK [REDACTED]

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

To All Concerned

I, as an owner in [REDACTED] Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

Right from the beginning of this news of "changes" to the Red Barn area of the Willows, we have personally wanted to invite you Anastasia, and Mairin to make an appointment to see the breathtaking view from our condo, [REDACTED]

[REDACTED] We have a 180° birds-eye view of the whole Red Barn, and the Willow's Club House. It is quite likely you might see a fox, deer, muskrat, Canada geese, wood ducks, and rabbits in the short time you visit. Earlier this year, we also had a visit from a moose. The Willows is like a wildlife sanctuary which we are so lucky to have and do not want any 'humans' to change that. We strongly oppose any changes to disturb our ecology.

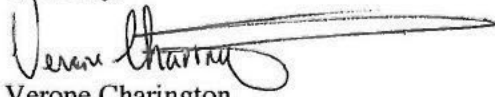
Realtors have often said that the Willows is one of the most quiet, peaceful, tranquil living spots in the entire City of Saskatoon.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

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Sincerely,



Verone Charington,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Barry and Verone Charington

[REDACTED] Saskatoon, SK [REDACTED]

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned:

We as owner in [REDACTED] Condominium Corporation join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan. This was a unique plan between Dundee (now Dream) and the city of Saskatoon to provide a new model of residential development nestled in a golf course. Lots were bare land condominiums which gave the individual communities local control over items such as access, snow removal, sanding and street maintenance.

While we are not opposed to Dream making amendments, we do object to the wholesale revision the original 2003 Plan that was in place at the time that our owners purchased their condos. The amendment disregards the spirit of the 2003 Plan by allowing the introduction of commercial space, increasing density, and removing bare land condominiums. The new plan now becomes a golf course and associated businesses squeezed into yet another standard subdivision.

We, as owners, have many concerns as outlined in the Position Paper submitted with these letters. Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
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We expect our concerns will be fully considered on and before the January 26, 2021 public meeting.

Sincerely,



Barry and Verone Charington
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Kerry and Bonnie Hataley

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

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Sincerely,

Bonnie and Kerry Hataley,
[REDACTED]

Bonnie Hataley
2021-01-18

Kerry Hataley
2021-01-18

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Dan and Tena Thiessen

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

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Councillor, Ward 7
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Sincerely,

Dan and Tena Thiessen,
[REDACTED]



Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Wes and Loretta Lambert

Saskatoon, SK

Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
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Sincerely,



Wes and Loretta Lambert,
[REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED] Saskatoon, SK [REDACTED]

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Background:

In recent months Dream Developments have submitted a proposed amendment of the Willows neighborhood concept plan to the City of Saskatoon. As residents of the Willows we have numerous points of concern and opposition regarding this proposal.

The board of our condominium has elected to remain neutral on this issue and instead encourage residents to speak for themselves on the matter. We are the collective voices of numerous residents of [REDACTED], and in the absence of our board we wish for our voices to be heard.

Points of contention:

1. The proposed amendment does not even closely align with the concept plan from 2003 that was approved by the previous council.
 - a. As residents of the Willows we were aware of the approved concept plan (2003) when we purchased in the neighborhood. We purchased on/around a golf course as part of a golf community as that was what the 2003 plan entailed. We understand that plans can change, and amendments are sometimes necessary. However, a deviation of this magnitude is not only unnecessary, it would completely change the scope, dynamics, and existing appeal of the neighborhood. Are Dream and the City of Saskatoon prepared to work with residents to develop a plan that bears some resemblance to the original concept plan?
 - b. The tranquility of the Willows and views of the existing course is part of what we paid extra for. Proceeding with this amendment and the associated, increased traffic, population, number of homes and hotel patrons, as well as removal of green space, and mature tree growth would erode and, in some cases, eliminate those views and peace and quiet offered by golf course living.
 - c. Since 2003 Dream has eroded the golf course from 36 to 27 holes and this latest proposal will further cut that to 18 holes. Dream has displayed very little interest in improving the existing property or how it is managed and instead appears to be looking to minimize their losses at the expense of the current owners in the Willows. If this proposal is approved what assurance can we be given that Dream will not continue until there is no golf course left?
 - d. Dream has made a great deal of money selling the existing lots at a premium as part of a residential golf community. This type of amendment to the plan totally undermines the premise on which most of the property in the Willows was sold.
 - e. This proposed amendment appears to be all about putting more money in the pockets of Dream Developments and not about honoring the original plan or at least something that vaguely resembles it. What assurance can Dream offer us residents that this is not the case?
2. The proposed amendment would significantly increase (possibly quadruple) the volume of traffic in the neighborhood, specifically on Cartwright St.
 - a. We already see higher volumes of traffic before and after golf tournaments, and due to train traffic crossing Lorne Avenue. These, however, are limited to regular “golfing” hours and during usual commuter traffic times. The clubhouse currently closes at 10:30 PM and golfing obviously only takes

- place during daylight hours. Spa traffic, however, could be passing through the neighborhood 24 hours/day. How will the city, Dream, and Scandvik Hotels plan to minimize this disruption?
- b. Further to the effects from the proposed spa, the increased population density will also serve to increase the amount of traffic in the Willows on streets that are already often full and hard to access. What sort of traffic flow and street access measures will be included in the proposal?
 - c. Sidewalks are already very limited in the Willows and the existing narrow streets do not really allow for implementation of traffic calming measures. Narrowing curbs and/or adding speed bumps will not have any effect on the amount of traffic. It is the volume more than the speed that is concerning. How do the city and Dream plan to safely accommodate the increased volume of traffic?
 - d. Often pedestrians, including those who use wheelchairs, are forced to walk/wheel on the street and cross at uncontrolled intersections that are already dangerous. Will additional sidewalks on both sides of the street be part of the proposal? How will this amendment make the streets, crosswalks, and sidewalks safer?
 - e. Adding more traffic to an already dangerous situation could have grave consequences. We need to see a plan that that does not just mention, but also addresses these concerns.
3. Dream's management speaks often of the golf course losing money being one of the primary reasons behind this proposed amendment.
- a. What kind of strategic moves has Dream taken to make the golf course and restaurant viable again?
 - b. From Dreams own website <http://westhillsatthewillows.ca/reinventing/> *"Adding even more value for residents, the Willows Golf Club will be undergoing renovations and rebranding to provide even better experience for our valued members and community residents. Much like our new branding, the club will be beautified and modernized for your enjoyment. Members will enjoy a refresh of the building exterior, interior and an improved outdoor patio space with views of the golf course and greens."*
 - i. What happened to the above-mentioned plans to rebrand and refresh the existing clubhouse? The same website mentions added amenities to the clubhouse. Why are these not mentioned in the proposed amendment?
 - c. The restaurant at the clubhouse used to be one of the better ones in the city and since then has taken significant steps backwards. The restaurant and bar have one the finest patio locations in the city and, if properly managed, should be one of the city's premier restaurants. Why has it gone so far downhill in the recent years?
 - d. The course, clubhouse, and restaurant have been poorly managed and maintained for some time. Why would Dream not consider investing into improving the existing clubhouse and restaurant? If they believe a spa is the answer, could the clubhouse not be revitalized by adding a smaller day spa facility to the existing infrastructure (without the hotel), reimagining the restaurant and perhaps some other additions (tennis courts or similar as mentioned above in section 3b.) without disrupting the neighborhood with a

large hotel. Have any of the above been considered? If so, why were they ruled out?

- e. If Dream argues that the existing restaurant is losing money how does it make any sense at all, to anyone, to add a competitive restaurant and bar literally across the street? This does not indicate any interest at all in re-investing in or revitalizing the existing infrastructure. Instead it looks like a chance for Dream to sell some property and again, line their pockets.
4. In addition to the traffic concerns, noise and light pollution in the area stand to be significantly increased.
- a. A 24-hour spa facility with outdoor pools, some very close to existing homes, will most definitely create noise issues for many residents. Noise from increased traffic volumes as well as spa patrons using outdoor pools in such close proximity to existing dwellings will make currently enjoyable experiences like opening a door or window for some fresh air or sitting on your patio to enjoy a peaceful evening much less enjoyable experiences. How do the relevant stakeholders plan to address the additional noise? Is the city prepared to deal with additional noise complaints?
 - b. A hotel will also certainly have signage, neon lights and advertising, a well-lit parking lot and outdoor pools operating after dark would also require a significant amount of artificial lighting. These lights will no doubt be a nuisance in the nighttime hours to residents' sleep patterns. How will Dream, Scandvik Hotels, or the city of Saskatoon address this?
5. The cities hotels are currently at around 5% of their capacity.
- a. While there is an end to the Covid-19 pandemic in sight we are a long way from the economic recovery of the hospitality industry in Saskatoon. How can it make any sense to build a new hotel at a time when the industry is hurting so badly?
 - b. Was any consideration given to the impact the build of an additional hotel would have on other nearby, already struggling hotels? Were any nearby locations contacted? Has there been any discussion at all with other hoteliers in Saskatoon? Dakota Dunes, several in Stonebridge or the new Sandman hotel on Lorne are just a few examples.
 - c. With numerous hotels and restaurants within 1-2 Km from the proposed spa site how can it make sense to add more options in such proximity in a time in which that industry is enduring such hardships?
 - d. "Scandvik Hotels" has no other properties at all, let alone spa type properties. We do not want their experiment to take place literally in the back yards of numerous existing properties. Why would Dream not seek out an experienced partner in this Venture?
 - e. The city has never zoned for hotel placement in the center of residential neighborhoods before. Why would they do so now?
 - f. It makes very little sense to put a 100+ room hotel so far off the beaten path on a two-lane residential street. We cannot think of another such instance anywhere in the city or any other city for that matter. Why would anyone propose to do so in the Willows, or anywhere for that matter, especially with a location like the old German Club site available with much better access?

- g. Has there been any consideration given to alternate locations for the proposed Spa? In the proposed location we believe that it would be under-utilized. Do Dream, Scandvik or others believe that in such a secluded location that it will be used enough to be profitable in the long term?
6. We have many concerns around the rezoning and changes to the lot sizes.
- a. Increasing the number of lots as proposed will significantly increase the population and as mentioned above, the traffic volume.
 - b. This looks suspiciously like a setup to build a bunch of lower cost “cookie cutter” homes on smaller lots much like other more densely populated neighborhoods (Brighton, Stonebridge), which would greatly degrade the visual appeal, and thus, value of the existing neighborhood.
 - c. Rezoning for commercial or mixed commercial does not align with the accepted plan that was known to all of us when we purchased in a “Golf Community.”
 - d. From the City of Saskatoon website <https://www.saskatoon.ca/engage/willows-concept-plan-amendment> “*The amendment also provides for the addition of new commercial and commercial mixed uses near the existing clubhouse, that will **be limited to those uses that complement the golf course and needs of the community residents.** This may include a hotel, retail, and service providers.*”
 - i. How were the above mentioned “needs” of the residents identified? There was never any community engagement asking residents for input on what needs there might be in the neighborhood. Were these “needs” identified by the developers or the City of Saskatoon?
 - ii. Neither the City of Saskatoon, nor Dream can provide any clarity as to what uses “complement the golf course or needs of the community” and this is a very vague statement that leaves much room for interpretation. One could argue that a storage rental facility for privately owned golf carts is complementary to the golf course. Please expand and clearly define what this entails with relevant examples of how similar commercial uses support the needs of other golf courses.
 - iii. In all our combined years living in the Willows, never once have any of us had a conversation with any of our neighbors suggesting how badly we need a hotel or any commercial space for that matter. We would like further clarification as to how this proposal is meeting any needs of the community and a definitive answer as to what other commercial services are deemed to be complementary of the golf course and the needs of the residents.
 - iv. It appears that the only “needs” that are being met are those of Dream needing to sell some more land to offset losses from the poorly managed golf course.
 - e. A larger number of smaller lots seems like a great opportunity for Dream to sell more lots, and the city to collect more taxes while residents of the neighborhood deal with the consequences.
7. The timing of this proposal and relevant communications is highly suspect
- a. Submitting the original notice and offering an online town hall around Christmas was obvious “Developer 101” to try to push an unpopular proposal

- past the public when no one would be watching or interested in engaging due to other commitments around the holidays.
- b. The online meeting format is not conducive to the public being heard and it allows Dream and the City of Saskatoon the ability to sift through questions and only answer those that they wish to.
 - c. The announcement in the media of the proposed Spa while failing to mention the rest of the proposal to gain public support from outside of the Willows was very misleading.
 - d. If the City of Saskatoon and Dream are actually interested in engaging the community, any further discussion of this proposal should be placed on hold immediately until proper town halls can be held, in person, so that the concerns of everyone can be heard and addressed. Failing to do this much at a minimum would be totally ignoring the concerns of an alarming number of residents.
 - e. Is the ongoing public engagement just a formality? The original concept plan did not have any access to the Phase II houses from Cartwright St., however Dream has already begun work on such an access across the street from the Villas at 201 & 301 Cartwright St. This really gives the impression that the city has already given the green light to this amendment and any consultation is just a false pretense to make us feel like we were involved in the process. How can the city verify that this is not the case and ensure that until approved through the proper channels that Dream will stick to the original concept plan?
 - f. The city is only communicating information through condo associations. Other boards, like ours, have chosen to remain neutral through this process and allow residents to form their own opinions. That is fine, however those who live within those associations should not be expectant or dependent of their boards to disseminate information.
 - g. We are aware of other virtual meetings that have been taking place with only members of Condo boards having been invited. Members of boards can each have their own personal views on this proposal and may choose to circulate information and influence residents with their personal views. We ask that future communications from Dream, the City of Saskatoon or other relevant parties be circulated to all our residents.

Summary:

As noted in the preceding arguments, we share a great deal of very valid concerns and many unanswered questions. This project was not part of the original concept plan that we were all aware of and studied closely when purchasing property in the Willows. Moving ahead with this proposal will be disruptive to the neighborhood by way of increased traffic, noise, and light pollution, as well as a significant increase in population. There is opportunity for Dream to reinvest in the existing infrastructure and reinvent the course, clubhouse, and restaurant. Allowing this proposal to proceed would significantly devalue many existing properties that owners paid a premium for. For this project to continue would be to totally disregard the concerns of an overwhelmingly large number of residents of the Willows Golf Community. We expect that the above items can be addressed in writing by both the City of Saskatoon and Dream Developments as well as other relevant stakeholders. Further we would appreciate if future communications would be widely distributed to all owners at 404 Cartwright St. and not just the condominium board.

Thank you in advance for your attention to this matter and your timely response.

Neal Renwick - on behalf of the concerned residents of [REDACTED]

Neal Renwick

Alex Jewell	Andrew Babey	Anita Lindsay	Anton Stark
Betty Pollon	Chance Jewell	Charlene Shoforost	Dale Pollon
Dave Dutchak	Delinda Stark	Donna Thomson	Doug Brothwell
Doug Thomson	Gary Nickel	Gunther Appl	Iva Lau
Krystie McLellan	Mark Driedger	Matt Ditlove	Maurice Lindsay
Melanie Driedger	Mike Sulatisky	Ruth Ann Appl	Ruth Sulatisky
Shannon Dutchak	Sharon Brothwell	Sheridan Jewell	Simon Wong
Wendy Nickel			

Board Position on DREAM's Amendment – February 6, 2021

Outlined below are the consolidated views of the [REDACTED] Condominium Corporation Board members.

1) Commercial Development

- Commercial development would, without question, change the character of the Willows development. The Willows Residential Golf Community was positioned as a quiet golf community and as such large commercial development would make it a much more hectic and busy community.
- A small amount of commercial development in conjunction with the golf course is allowed within the scope of the project for which we have no issues with small commercial development that fits that description. We would also not be opposed to a small boutique hotel that does not block the views of homeowners. At the January 26, 2021 online meeting when asked how big the hotel would be, Brad Zurevinski did not have a specific answer and stated that it would be in the 100-room size. Not sure how he could come to this meeting not knowing this information.
- We feel that the commercial portion of Dream's proposal lack proper land allocation. The existing clubhouse has been an "elephant in the room" from the beginning of time. The existing layout is underutilized by the neighborhood. A suggestion would be to incorporate the spa, hotel, commercial and clubhouse into one facility on the existing clubhouse location. The hotel concept does not allow enough space to accommodate a 100-room hotel as well as parking for 100 guests and staff. It is felt that pushing the development further south of the clubhouse will give proper spacing to existing condo developments.
- The 2003 Willows Plan did not include commercial development of the Willows Golf and Residential Community. Current homeowners in Phase 1, assumed that Phase 2 development would be similar in scale and scope, and that Phase 2 development would consist of bare land condo lots that would discourage commercial development. At the January 26, 2021 online presentation, the City's first slide "Proposed Plan" summarized that Dream's Amendment Plan application would "*reconfigure the street networks and lots, *introduces new land uses; commercial, and mixed-use commercial". This was the very first time the City and Dream (Brad Zurevinski) both had engaged the Willows residents about this change in commercial zoning at the Willows. The City acknowledged that Dream had submitted the Willows Phase 2 Amendment Plan in late 2019 and started evaluating the merits of the amendment plan in early 2020. However, the pre-recorded video presentation in December 2020 by the City and Dream was the first opportunity that most Willows residents were made aware of commercial rezoning of the Willows Phase 2 Development.
- At present, the Willows zoning (Direct Control District 4, DCD4) must first be amended to allow commercial zoning, and a "market study specific to the need for a hotel and the expansion of commercial land uses within the area is required" (from "Commercial Land Use" slide). The residents have no knowledge of whether both of these conditions have been met, and if so, the residents need to know the results of the market analysis. As pointed out by a majority of the Willows Condo representatives of homeowners, commercial rezoning of the Willows Phase 2 Development is unnecessary and will likely lead

to more neighborhood problems, including increased noise (visual and auditory pollution), reduced green space, increased traffic, and reduced number of golf holes.

- At the January 26, 2021 online consultation, the City and Dream (Brad Zurevinski) informed the residents that Dream has the right to change the layout of the golf course and introduce commercial development in support of the Willows Golf Clubhouse. The Willows Clubhouse used to host numerous banquet events and had a vibrant dining scene, which featured Sunday buffets that attracted our local residents and people from across our City. Now, it seems the Clubhouse sits empty in the winter time and does not attract many customers in the spring/summer evenings to remain open. If Dream Development had performed sufficient consultation, they may find that a more attractive solution to support the viability of the golf course and clubhouse would be to revamp the existing Clubhouse. The suggestion of incorporating the Clubhouse with commercial/mixed use suites and a boutique hotel at the current location of the Clubhouse is gaining support from our residents. Having these new commercial buildings located at the proposed locations in the new amendment plan will destroy the views of residents in 201, 301, 401 and 404 Condo properties, and it is likely that property resale values will be negatively impacted by the proposed commercial zoning changes.
- Given the scope and scale of changes requested by Dream to City Planning, the Willows Amendment Plan should be considered a new application for land use, not an amendment to the existing previously approved 2003 Plan. It is preferred that any commercial development be considered as part of the existing Clubhouse.

2) Removal of green spaces

- Any loss of green space is unfortunate and while this would affect 501 Cartwright Street far less, we feel for those homeowners that back onto that area.
- Assuming that a small boutique hotel and Nordic spa were to go in, Dream indicated that trees would be maintained around the Nordic spa thus compensating for the trees that were removed.
- Residents who purchased their properties before 2010 assumed that the Willows Phase 2 Development would include a 27-hole golf course. The removal of trees and flattening of hills in the 9-hole Island golf course in 2019 was not well advertised and caught most of the residents by surprise. Dream apparently did consultation and received feedback from golfers and some residents (apparently from a small advisory committee from Willows residents) about the proposed amendments to the Phase 2 Willows development. However, not all Condo Board Presidents were represented in this consultation (including the 501 Cartwright Condo), which seemed like a deliberate attempt to minimize community engagement. The loss of green space in the Bridges golf area is another big revelation that will affect the serene views from 602 and 404 Condo residents. Market analyses of viability of having 27-holes vs. 18-holes golf course at the Willows have not been made public (not sure if study was ever conducted), and so some residents are not completely supportive of the loss of green space from the golf hole reductions. Residents are also unsure of how these changes in reduced green space will affect the current property resale value, when green space and level of tranquility were assumed to be part of condo property purchased at a premium price.

3) Population Increase

- While there will be an increase in traffic, we feel that it is the main Cartwright Street that will experience the consequences and not the internal 501 Cartwright Street
- We are concerned that the traffic flow will always be an issue based on the train crossing on Lorne Avenue. This can potentially direct more traffic down Cartwright Street but not on 501 Cartwright Street.
- The original 2003 Willows Development plan had similar size populations in both Phase 1 and Phase 2 Plan. Now the new amendment plan includes 1723 residents in Phase 2 (i.e., 991 more residents), which means more traffic volume on Cartwright Street, increased traffic noise and less safety for local residents.
- Cartwright Street is already being used by vehicles from Lorne/Highway 219 short-cutting to get to Stonebridge amenities, so the increase in Phase 2 population and the commercial traffic will greatly compound the traffic issues. Increased traffic volume may very well spill into our privately maintained streets, raising safety issues for resident walkers and bikers.
- The original 2003 plan had both Phase 1 and Phase 2 developments completely separated, but now the proposed amendment includes two (2) Cartwright entrances to Phase 2 development. The amount of traffic on Cartwright Street with the new proposed amendment may overwhelm the current capacity of Cartwright Street to handle the high traffic volume thus compromising safety. The Traffic Impact Assessment (TIA) was completed in 2017, according to the City, but the results of the TIA were not readily shared to residents. The residents would appreciate to know what kinds of traffic calming mitigation strategies will be recommended for this collector-type roadway in the amended plan.

4) Fee Simple Non-Condominium Residences

- It is unacceptable that Dream hasn't justified why the change to fee simple for the new development.
- We feel that more information is needed to accurately make that conversion decision. We may be in support of a fee simple solution, as long as it is not going to cost our Condo Corp hundreds of thousands of dollars or take several years to achieve. It appeared that the City was trying to deter the condo boards from trying to go fee simple based on the lack of clarity relating to the process and structure to move from condo to fee simple. We also think that all development in the Willows should be fee simple or all should be bare land condos and not a mix as that could affect property values and resale ability.
- We think it is unfair that Dream and the City dump this responsibility of applying for fee simple onto each "volunteer" condo association. Dream should initiate and follow through with the process and absorb any cost associated with the conversion.
- If Phase 2 is made fee simple residences, it will be unfair and troublesome to current Phase 1 residents. Although the bare land condo homeowners have the option to convert in future to fee simple plan, it was stressed at the January 26 consultation that the first step for Phase 1 homeowners to apply to go to fee simple plan would be to get 100% agreement from the bare land condo owners.
- The City has provided little help or guidance for this transition. Although it is premature at this time to canvas our residents about converting to fee simple properties, achieving a 100% agreement from residents will be almost impossible. We currently pay condo fees to maintain our common properties and we are proud of the well-maintained appearance of our neighborhood.

- In the unlikely event that we convert to the fee simple plan, the Board members are wondering if any part of our available financial investments and reserve funds could be used to cover legal fees and other process fees for this transition (including professional fees to remove condo association status). This is more for our information, however, as noted earlier, we still feel that Dream has to pick up the tab on any conversion.
- Dream's application to convert Phase 2 residences to fee simple plan was not part of the original approved 2003 Willows Development Plan for Phase 1 and Phase 2. Existing residents fear that the architectural design and construction of homes in Phase 2 fee simple lots will not be as stringent and there is no such condo board association to enforce the minimal standards for design and construction of new homes. Having fee simple and bare land condo will create some confusion as to who will be responsible for maintaining landscaping, fencing and street maintenance for future home buyers in the existing Phase 1 residencies. The City and Dream have not provided sufficient assurances to existing residents that the fee simple lots will not create different tiers for property taxes and will not drive property values of bare land condo properties.

5) Lack of input from the community

- This is totally unacceptable in that Dream certainly did not conduct themselves, on the new development at least, in good faith. It seems that they were underhanded in their approach towards the existing developments in the Willows.
- It appears either that Dream really doesn't know what they are doing or they just tried to slide this by the Willows residents which would be just another sign they are only interested in doing what benefits them.
- The City and Dream had known about this proposed Willows Amendment Plan since late 2019, when Dream submitted the application. Apparently, a small Willows Advisory Committee had met with Dream in 2018, 2019 but not in 2020. Our current Condo Board was not even kept abreast of the developments, and most of our residents only found out about the massive scope and scale of the proposed amendment plan in late December 2020. Dream's statement (Brad Zurevinski) at the January 26, 2021 meeting that Dream has reached out to every single President of Condo Board is untrue. The 501 Cartwright Wentworth at the Willows Condominium Corporation Board had no idea of the scale of the proposed amendment plan. All the while, Dream apparently had started to proceed with its amendment plan even before receiving approval from the City Planners, as evidenced by the destruction of the 9-hole Island golf course and preparing access road from Cartwright Street opposite the 201 and 301 Condo properties.

6) Smaller lot size in proposed amendment

- If Dream is looking at putting in more and smaller lots there are going to be more people and lower value homes in our neighbourhood. When questioned about the 45-foot lots, Brad Zurevinski of Dream again was vague saying that they did not necessarily want to put in many smaller lots. Surely, Dream must have a development plan by now which determines how many lots they have of each size and should be able to provide some specifics as to what their plan is and how they would amend it to satisfy current homeowners. We would be fine with a 5-10 smaller lots if required to make all the larger lots fit on their development and are not in favour of a significant number of more small lots or adding more than say fifty (50) people to the original 2003 phase two plan because that will de-value the whole community.

- However, it would help if Dream has a more accurate number of these smaller sized lots in the proposed amendment when meeting with the residents at the next consultation. It is unacceptable for Dream to have the majority of lots to be of the minimum 45-ft deep lots vs. the common 50-60 ft lots in bare land condos while downgrading our neighborhoods and negatively impacting property values.

7) What we would like to see happen

- Dream needs to clarify and provide details on their plans. For example, exactly how big is the hotel/spa/commercial development; why fee simple in Phase 2; exactly how big are the new lots going to be etc.
- We would like to see specific answers to all the questions provided during the Zoom session on January 26, 2021 and that information be provided to all of our forty-one (41) homeowners. We also feel like the City and or Dream should be providing Condo Associations the specific process for condo boards to go to fee simple in the City of Saskatoon. Dream should also provide specific plans on the size of the hotel in terms of height, square footage, and number of guest rooms. Dream also needs to provide specifics in terms of how many lots smaller than 60 feet are planned for and where they will go.
- It is to everyone's benefit that Dream should re-evaluate their proposal and seriously consider all association's suggestions and incorporate them into a plan that will work for everyone thus making it a win/win situation. We know there will be changes and we feel there are some good ones (i.e. perimeter biking/walking path, spa/hotel other than its location). While 501 Cartwright will be the least affected condo area by any future plans, we would like to support all the condo associations to ensure all concerns are heard and addressed.
- Dream should not call this a "Willows Phase 2 Amendment Plan"; it is a completely new neighborhood planning that does not comport with the original 2003 approved Willows plan. We would like to see if Dream will be successful in applying for an amendment to Direct Control District 4 zoning of the Willows to include commercial zoning. If successful, we would like Dream to revise their plans for a boutique hotel/mixed multi-use commercial buildings and instead consider consolidating these commercial entities with the existing poorly performing Clubhouse, which forms the hub of the Willows Golf Residential Community. We also urge Dream to reconsider keeping the 27-hole golf course and maintaining the green space and keeping the red barn area intact, which adds charm and character to the Willows Community. Finally, it less desirable for existing homeowners to have mixed fee simple and bare land condo properties within the same close geographical location.
- We would also like to see that Dream seriously engages all boards and works towards revising the plan under a common and unifying consensus.

Submitted on behalf of the Board of Directors.

H. RAVICHANDER, President

 Condominium Corporation

Subject: Dream Developments Amended Neighborhood Concept Plan for Willows

January 27, 2021

Dear Ms. Conly:

We are Willows residents. We wanted to wait until after the January 26 public meeting in order to send our response to Dream's proposed amendment to the neighbourhood plan for Willows.

The meeting did not alter our opinion that the Municipal Planning Commission must **not** recommend in favour of Dream's proposal. Instead, Dream should be required to start over with any amendment to the 2003 plan, including an authentic, open consultation process with residents. Either that, or they should stick with the 2003 plan.

In the Reason for Proposal provided in the 2003 plan, Dundee stated: "The Willows Golf Course Community is intended to introduce a new and unique residential concept to the Saskatoon market. The unique sizing, setting, and product mix is positioned towards the move-up market. The features of the development are particularly targeted to people aged 50+ (baby boomers) looking for large lots, open space, security, and year-round recreational activity."

In addition, the City's Official Community Plan "... recognizes that golf course communities provide residents a desirable alternative type of neighbourhood. Golf course communities integrate residential development with an operating golf course, providing low to medium density residential development which is accessory to a golf course and associated commercial development." (p. 76)

We believe that Dream's current proposal is not an amendment to that 2003 plan, but a completely new and dramatically different plan that will contradict the City's recently approved Official Community Plan as it pertains to golf courses.

We do not wish to repeat all of the concerns already expressed by the Board of the [REDACTED] Condominium Corporation, but we strongly support all of the points made in their submission. We will limit our remarks to a couple of points that we believe have not received enough attention yet.

1. Size and Density

The sheer size of Dream's proposed Phase 2 development and the housing density envisioned are unacceptable. The original developer, Dundee, planned for a completed neighbourhood that would have 1350 residents with minimum lot sizes of 60 ft., along with zoning for small-scale commercial development.

Dream's amended proposal proposes minimum lot sizes of just 45 ft., well over 2000 residents, and a hotel with probably 70-80 rooms (which should be put on Lorne Avenue if it is to be built at all).

With 45 ft. lot sizes, it will not be possible to maintain the kind of low to medium density described in the City's OCP or in the 2003 Willows plan. Moreover, most of these houses will have to go up an extra story if they are also to have garages, and with the small lot sizes there will be little on-street parking, so garages and driveways will be necessary, meaning even less on-street parking. This is a plan to build another Brighton or Aspen Ridge, which does not accord at all with the City's OCP as it pertains to golf course communities and would destroy what Willows has become and should remain.

Dream argues that not all lot sizes will be 45 ft., but once the zoning for that is approved, then they can do what they wish. Any rezoning that permits lots of less than 60 ft. should state a minimum percentage for these smaller lots of the total housing. For example, lots of 45 ft. could be allowed for no more than 5% of all lots and only for lots not facing the golf course. I think I heard Dream agree last night that this would be a good idea. I don't know if that requires them to withdraw their current proposal, but that would be a good start.

In addition, allowing over 2000 residents will move the development much further east than originally planned. This will have two further effects that will also ruin the concept of a golf course community. First, it will create a substantial increase in traffic. Second, it will ruin the views of the golf course and of sunsets for many residents who purchased in large part because they had been promised those views. Dream has not been able to address this issue other than to give vague promises of berms and trees that will not solve the essential problem and will only block sunsets even more. Any new plan should require Dream to build west of the Clubhouse only, as originally planned.

2. The Golf Course

Dream can only accomplish its large expansion plans by going from the 27-hole golf course in the 2003 plan to 18 holes. This will lead to an unacceptable loss of green space, trees and beautiful landscapes.

Dream argues that only 18 holes are financially sustainable and that an Ontario-based golf consulting company has made that recommendation. Pretty much everything turns on that argument, because without it Dream cannot justify the housing expansion. But there are other possibilities.

First of all, is 18 holes truly unsustainable? The research for this claim needs to be made public. We had some experience with Dream's golf consultant, because we were members of the company's focus groups. One of us has conducted focus groups and been professionally trained in how to do that. The golf course

consultant engaged in behaviours considered unacceptable for focus group facilitators. He tried to steer the focus group members to his own predetermined views and openly disagreed with participants. One could be forgiven for thinking he might have been given his 'walking orders' by Dream to come up with a predetermined conclusion. At the very least, his conclusions must be questioned based on the inappropriate nature of the focus groups. Our experience also puts in doubt all other research and recommendations from this consultant.

It is also often argued that 27 holes are more financially sustainable than 18 holes, because of the economies of scale they bring. You have to pay for the Clubhouse and for management staff, some of them paid for year-round, such as a general manager, a golf course superintendent, a food and beverage manager, and a head teaching pro and pro shop manager. These are all more affordable with paying customers on 27 holes. Dream's argument only holds water if those 27 holes are not regularly used, but judging from tee time bookings, they are busy.

The City should consider engaging a **local** consultant with knowledge of golf course management in Saskatchewan to conduct its own study of the golf course's financial viability. For example, Riverside's experienced former golf course manager is now retired and could be brought on as a consultant if he were willing.

In addition, another option could be pursued of 21 holes, like the Saskatoon Golf and Country Club. This would allow a 3 hole practice course as well as options for golfers to play just 12 holes, as is currently done at Greenbryre.

And if it turns out that only 18 holes are financially sustainable, that raises two further questions.

First, how do we know Dream won't just walk away from those 18 holes? Is there anything the City can do to make sure that cannot happen. Perhaps the City should consider negotiating to take over the golf course.

Secondly, why would the 9 holes have to have housing? Could they not be turned into a stunning City-owned park. It would be large enough to allow an access road and parking, toboggan hills, walking/cycling/running trails, picnic areas, a skating rink, cross-country ski trails, even an off-leash dog park or small campground. These are possibilities that should be explored if 18 holes are indeed required, and they would preserve the green space and trees and benefit all Saskatoon residents.

In conclusion, we agree with other points already made by our own condominium corporation and with its opposition to the Dream proposal. We believe that Dream's proposal will not maintain a golf course community, but will destroy it, and that the proposal has one goal only, maximum profit without

consideration for the long-term sustainability of the neighbourhood. We urge the Municipal Planning Commission to recommend against Dream's proposal and to send the developer back to the drawing board to engage in genuine community consultation.

Thank you for your consideration of our views.

Yours sincerely,

Bob and Donna Cram, [REDACTED] [REDACTED]

cc. Councillor Loewen, Ward 7
His Worship Charlie Clark, Mayor of Saskatoon
The Honourable Bronwyn Eyre, M.L.A., Saskatoon Stonebridge-Dakota
The Honourable Don McMorris, Minister of Government Relations

TO: Anatasia Conly, Planner City of Saskatoon
CC: Mairin Loewen, Ward 7: Clark, Mayor
FROM: Diana & Kelvin Dereski [REDACTED] Cartwright Terr, Saskatoon [REDACTED]
DATE: February 18, 2021
RE: Skandvik media promotion

I was shaken up when I read the recent Star Phoenix item (February 16, 2021) promoting a Skandvik hotel. Followed by other promotional pieces on TV and radio. Dream is using its considerable resources and connections to influence residents of Saskatoon, who do not stand to risk a decrease in the value of their homes and their quality of life.

We know Willows residents are vehemently opposed to a hotel, or any commercial development in their neighbourhood, and I would challenge Saskatoon residents in favour of another hotel to lobby the City to locate it in their own backyard.

A hotel is a hotel, adding 'spa' to the name does nothing to change the goal of the establishment, which is to be full of patrons, paying for rooms and services. Omitted from the health aspect of this particular promotion is acknowledgement of the downsides of any hotel—noise, traffic, out of control patrons, the smell and unsightliness of garbage and used-oil bins, the coming and going of large delivery and collection vehicles. None of these belong in a quiet residential neighbourhood.

Where else in the City of Saskatoon do high-end homes back a hotel? Who would want to buy there? The few hotels near houses and apartments on 8th Street and Idylwyld were built on busy main streets, in already heavily commercialized areas.

if this parcel of land were to be rezoned commercial nothing will prevent any number of alternate commercial enterprises from setting up shop there. Hotels fail, change owners or reinvent themselves. This Skandvic concept is simply that, a concept, an attempt to make palatable a highly undesirable zoning request.

When Dundee built the Willows walking trails were part of the master plan. They were never developed. Groomed cross Country ski trails were attempted one year too (2015-16). According to the Willows general manager cross country ski trails were damaging to the golf course, so were not allowed again. I do not anticipate any of the promised amenities will materialize and fair enough as they do nothing to enhance the developer's bottom line, but they are being dangled in front of us as distractions from the reality of living with a hotel in our backyard.

When I attended one of the Dream consolation meetings several years ago they were floating the idea of building a spa in under utilized space in the Willows Club House. An enhancement which is a common feature of golf course club houses. It was not built. This proposed zoning change is about maximizing return from a parcel of green space which presently lacks the zoning designation to make money.

A hotel in the middle of any residential neighbourhood is beyond comprehension. However, I worry the City may be more influenced by Dream than a relatively small number of tax payers — no matter how high their taxes are. Anyone who owns property in the Willows stands to lose not only the value of their house but the quiet community we were assured of when we bought. I appeal to the City to reject Dream's concept plan amendment and rezoning request.

Jan 17, 2021

Dear Ms. Anastasia Conly and Ms. Mairin Loewen:

Thank you for the opportunity to comment on the new concept plan for the Willows.

I purchased a condo at the Willows on [REDACTED] in 2014 because of the area's beauty, green spaces, solitude and the overall ambience. The sign welcoming people to the Willows states "Welcome to the Willows Residential Community and Golf Club." I was made aware of the 2003 proposed neighborhood amendment for additional residents and a reduction in the size of the golf course to 27 holes. At no time was there a remote suggestion of retail, a hotel or that the population density of the area would triple.

In fact, I find it quite distressing that anyone would suggest a hotel/retail area would improve the Willows neighborhood. I predict the exact opposite as the back of a hotel (boutique or not) is not a pretty sight and the parking lot and traffic associated with a hotel and retail does not enhance the beauty of the area. I have yet to encounter one person who lives in the Willows who supports such a concept.

Dreams has not contacted residents about these recent proposals, as I have never heard from Dreams in regard to the scope of the changes made to the 2003 concept plan. They did not attend our AGM meetings nor has Dreams engaged us in this new concept plan. The first I heard about it was when the December 2020 meeting was delayed until January 2021. Then, our condo association president sent us a YouTube video of the proposal.

As one exits left from Cartwright St. onto Clarence beyond the overpass is the bustling Stonebridge area with two hotels immediately visible, as well as a physiotherapy clinic and a busy congested retail area. The congestion suits businesses who want and need this traffic and density of people. Immediately, the vehicles are backed up on Clarence and there is a wait to reach the freeway.

As one exits the Willows by exiting right onto Lorne, the traffic is also busier, and within yards, are the train tracks and only yards beyond is the new Sandman Hotel with a Denny's and Chop Restaurant and an exit onto the Freeway.

The train runs along the north border of the Willows and north of that are the vehicle dealerships and freeway. The Willows is wedged between these busy areas on the east, west and north. Driving traffic onto Cartwright Street will detract from the community, back up traffic and dramatically change the surroundings.

The current Willows population is 996. The 2003 Dreams proposal was to bring the total population to 1678. Now, Dreams is proposing 2659. Dreams has actually tripled the population of the Willows and dramatically reduced the green space. The lot sizes should not be adjusted to increase population density. The extra traffic for the bigger golf tournaments was not a problem. However, the traffic that is now going to move along Cartwright Street will be similar to that of some Stonebridge Traffic and make the area too congested.

Cycling trails, cross country trails, walking trails and golfing are all appealing. It fits with the area. Anyone who drives into the Willows comments on its beauty and peacefulness. Those amenities are welcome.

The Willows was not designed or marketed for retail or hotels off Cartwright, nor are they needed in the Willows. Such traffic congestion has the potential to drive property prices down especially for those of us who own condos that have decks opening onto Cartwright Street or onto the back of a hotel. The berms help with the train noise but vehicle traffic at all hours of the day and night to a hotel is not welcome. It will entirely change the ambience of the Willows.

The Willows should remain primarily a residential/condo community as the people who purchased property were promised. The current condo owners do not understand why the population must include an extra 1000 people, given that we have paid a premium to live in this community and to have the green space and afforded views.

The 2003 Concept plan was a compromise that would not dramatically change the Willows, drive down the property values of the current home owners, and totally change the traffic patterns on Cartwright. It seems unfair that Dreams tears up a section of the golf course over a year ago, leaves it to weeds and then comes up with this You Tube presentation which is unacceptable to the condo owners. These most recent changes suggested by Dreams are not acceptable to the majority of the people I've spoken to who live in the Willows.

There has to be a more equitable solution that respects the needs of the people who have purchased property in the Willows and made their home in this area.

Sincerely yours,



Eileen Dahl M.D., C.C.F.P. F.C.F.P.



Mrs. Bonnie & Mr. Kerry Hataley

Saskatoon, SK

January 19, 2021

Ms. Anastasia Conly, Planner,
City of Saskatoon Planning and Development Department,
City Hall
222 3rd Ave N
Saskatoon, SK S7K 0J5

To Whom It May Concern:

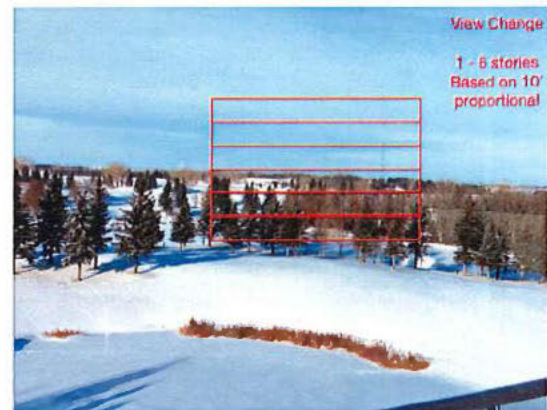
Re: Proposed Concept Plan Amendment - The Willows Western Phase 2

As homeowners in [REDACTED], we oppose the current proposed Willows Concept Plan Amendment to change the original Western Phase 2 plans from 2003. The original 2003 development plan was in place, and reviewed by us prior to purchase.

We have reviewed the new Proposed Amendment as available on your website, as well as information gathered by a fellow resident, and have a number of concerns and questions.

Concerns:

1. There is not very much detailed information on the website regarding the proposed Amendment, mostly public relations pictures conspicuously missing the commercial sections, and detailed information. No information about any surveys, impact studies, numbers, structures.
2. The much enlarged new Western Development shows 2 new access roads, now with connected sections, opening onto Cartwright Street, and one less road to Lorne Ave. In fact, there is already a work road built from the northern portion of the Western development to Cartwright Street, NOT on the previously accepted plans. Was this road authorized? Previously, the Western Development was designed to enter/exit via Lorne Avenue from 2 separate sections. This proposed change will significantly (don't know by how much because there is no information on number of proposed units, etc. on the website) increase traffic congestion through the residential area on Cartwright Street likely negatively affecting property values.
3. A new commercial and mixed commercial/residential area is being proposed for development with very few details being offered, and not visualized on the plans on the website. Was that intentionally done to mislead the public? So we would not comprehend the magnitude of the changes? These areas previously had a small barn hidden within a large treed area (ecological zone), or green space or parking lots. Adding a hotel in this area, and other commercial buildings will significantly interfere with the current pleasant aesthetic view for multiple residents (our view is pictured at right with proposed hotel on orange grid), and increase traffic congestion of the neighborhood and roadways, and likely negatively affecting property values. Having purchased the Penthouse suite in [REDACTED] largely for the view and quiet residential/ golf course neighborhood, our view will be ruined. We would not have purchased this condo if we thought we would be looking at the back of buildings and a hotel. In addition, we do not believe there is "a need" for additional



shops or hotels as there are many shops and hotels a one kilometer away. Was an area needs study performed for the proposed commercial plans?

4. A new large residential development area has been added to the Western Development Amendment on current golf course land, south of the rotary by the clubhouse. This area previously existed as golf course/ green space, and this area was not originally scheduled for development in Phase 2. This will add to the overall traffic congestion of the neighborhood and roadways, and again, impact the view very negatively from our condo, previously looking out at green space, we would instead be looking at houses (see picture to right with orange grid boxes showing where new house will be located). Both increased traffic and a damaged view, will likely negatively affect property values.
5. The Western Residential Area has been expanded significantly in size, and no longer exits via Lorne Avenue, again adding to the congestion on Cartwright Street, likely negatively affecting property values.
6. The changes in the roads and parking area south of the rotary are not indicated on how this will accommodate the new road exiting to the south of the rotary to the new proposed residential section. Are golfers/pedestrians meant to cross a busy residential road from a parking lot as their main access to the Clubhouse?
7. Vague information given regarding removal of the Bare Land Condominium requirement for the new residential areas (free hold lots). This removes the stability of architectural and aesthetic control of the neighborhood potentially negatively affecting property values/ investments.



Additional Questions:

1. What is the difference between the Original Phase 2 plan and the Proposed Phase 2 plan in regards to the total number of households being added to the community? How many cars have been projected to be added to the community and the traffic flow on Cartwright Street for Phase 2 residential sections? What is that number when you include the proposed commercial sections in total? Also what *percentages* of current traffic do these new totals signify (ie. Total Increase of 20%?). Have any impact studies been conducted on these questions?
2. Have impact studies been conducted on how increased traffic flow may affect property values? Emergency vehicle access? Appropriate road width for density? Additional school busses?
3. What is the reasoning by the developer to add to the traffic on Cartwright Street instead of funneling traffic to Lorne Avenue as previously planned? Why are they creating a "short cut" through our neighborhood from Lorne Ave. to Clarence Street for people who may live outside our neighborhood?
4. Is there an area needs study for these proposed businesses? I have not spoken to anyone within the community who feels the need for additional businesses within our neighborhood as there are multiple current options a kilometer away.
5. From what I understand, there are no suburban neighborhoods in Saskatoon that have a commercial district at their core, why is it being considered here? Why is a 50 year old philosophy being changed? We purchased our condo with the current and 2003 Phase 2 plans, and a 50 year history of consistent planning and zoning as a reason to purchase.
6. Please provide the results of the your impact studies conducted to demonstrate current and future (3-5 years from now) property values under the current Phase 2 plan versus the Proposed Phase 2 plan? Please include projections specifically

for [REDACTED] Northwest facing condo units that will have their views altered (from current green space to backs of hotels/ buildings), along with the increased congestion/ traffic.

7. Please also provide impact studies to demonstrate how changing our neighborhood from partial Bare Land Condominium requirement mixed with the new free hold residential lots will affect future property values.
8. How will Dream Developers compensate us for our decreased property values?

In summary, we object to the propose amendment for the following reasons:

1. Ruined view - from pleasant green space to backs of hotel/buildings
2. Increased Traffic, potentially not supported by current roadways
3. Change in feel of neighborhood from a heavy green space/ golf course, light residential to mixed commercial, reduced golf course, heavy residential/traffic, minimal green space
4. Reduced regulations on buildings/ appearance (free hold residents)
5. Probable reduced property values.

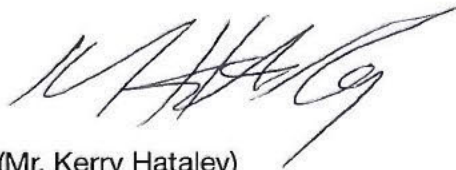
We purchased our penthouse condo unit in [REDACTED] largely because of the serenity and green space beauty of our views and neighborhood. The Proposed Amendment will ruin our reasons for being here, and we are quite certain our property values will diminish by an unacceptable amount. Again, we are ardently opposed to this Amendment.

Sincerely,



(Mrs. Bonnie Hataley)

&



(Mr. Kerry Hataley)

CC: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, [REDACTED]

[REDACTED] Saskatoon, SK. S7T 0X2

Don Mc Morris, Minister of Government Relations, [REDACTED]

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Anastasia Conly, RPP, MCIP
Planner, Development Review Section
Planning & Development
City of Saskatoon
222 3rd Ave N
Saskatoon, SK S7K 0J5

Dear Madam:

Re: The Willows – Dream Development Proposal

I fully endorse the positions and arguments brought forth by the WCC, WVHA and the submitted letters from residents Dave Tkachuk and Bob Cram, specifically, the concerns regarding the notice period of the proposed NCP amendments.

The city approved a new OCP in late summer of 2020. As required, the city has a duty to be transparent with all stakeholders involved. That OCP clearly doesn't anticipate any development in the Willows area. The notice package states in its rationale that "as a new neighborhood is built out, circumstances often necessitate amendments to a NCP." This major amendment bypasses the requirements in the initial OCP, as an example, discussion with stakeholders. In addition, the existing approved concept plan at the Willows is nowhere near "build out" as the current population of the Willows is approximately 772 and the 2003 NCP allowed for 722 new residents in phase 2. Also there have been no "circumstances" put forward in their proposal or in the information put forward by the city that would conclude there was a necessity to amend the OCP.

As put forward in the other submissions, substantial investments have been made in our properties based on what the "Willows" was at the time and what it will be in the future based on the current concept plan. The consideration of this proposed amendment would in essence trade the investment value in our homes for potential additional profit for this developer. But what if the financial viability of this new proposal is not what was projected? Would future amendments change development standards or densities? Would the commercial use be modified to attract tenants? Would the hotel change its target market to achieve occupancy? Or would the golf course be further modified to maximize profit?

These issues have not been given the consideration required, in my view, by the Municipal Act.



Derek Neils

Saskatoon, SK

August 24, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councillor Loewen:

RE: THE WILLOWS CONCEPT PLAN AMENDMENT

I am a resident of [REDACTED] I am opposed to Dream Development's Proposed Concept Plan Amendment for The Willows. In particular, I strongly object to the City expanding permitted commercial uses to allow a hotel to be built in our neighbourhood.

Yours truly,



Name and Unit Number:

RON GROZELL

UNIT [REDACTED]

Dear Administrators,

I just want to voice my opposition for Dream's amended plan for the Willows neighborhood. We acquired our lot and built in 2010 with complete understanding that there would be a Phase 2 with its original design. I can also understand in 11 years there may be some tweaks necessary, but now we see there are material changes that will definitely impact the desirability of our neighborhood and no doubt negatively impact our property values. Here is a short list of our misgivings and opposition to the proposed amendments by Dream.

- We invested in a quiet and peaceful, upscale community. Now we appear to be going in the direction of commercial use properties, hotels and more shops. We already have plenty of these options nearby in Stonebridge. It is our understanding the City zoning bylaw DCD4 states the Willows is a "residential development" – not a "commercial development".
- These amendments will mean a 137% increase in population for Phase 2 (from 722 to 1713 residents). This means more traffic, more noise, lower pedestrian safety, increased light and air pollution!
- Currently the Willows is a 'bare-land condominium'. Changing Phase 2 to "fee-simple" properties will create tax and service inequities that will result in reduced property values for Phase 1 property owners.
- The original plan called for minimal impact on Phase 1. The proposed amendments will create huge increases to traffic flows on Cartwright. The proposed plan also impacts the sight lines for a large number of Phase 1 residents – again negatively impacting our property values.

I sincerely ask you kindly oppose this proposed amendment. Thank you for your consideration.

Jerome Gedir *Jerome Gedir*

JEROME
GEDIR

Homeowner

CONTACT

PHONE:

EMAIL:

September 16, 2021

Attn: City of Saskatoon Planning Department:
Anastasia Conly
Darryl Dawson
Councilor Mairin Loewen - Ward 7 City of Saskatoon

For the current 250+ Homes/Units and 710+ residents, The Willows Golf and Country Club community was designed, approved, marketed and SOLD to us all, as a "unique category of residential development" within a golf course community that provided very restricted commercial uses, architectural controls, lower density housing, restrictions on population and larger than conventional residential sized lots.

These controls for the Saskatoon Willows Golf and Country Club community are set out in the City of Saskatoon's Zoning Bylaws #8770 in section 13.4 - Direct Control District 4 (DCD4).

The Official Community Plan, which also references the uniqueness of Direct Control Districts was reconfirmed unanimously by Saskatoon City Council in June of 2020 and the Saskatchewan provincial government in August of 2020.

As a Willows homeowner and resident, I am opposing any changes to Bylaw 8770 that would alter section 13.4 and more specifically allow for any changes that would affect the traffic flow / amounts on Cartwright St, commercial definitions or alter the designated locations of the land uses as defined on MAP No. 1 in section 13.4

We love our peacefully quiet and unique neighborhood

Please, keep our loved community as a peacefully quiet and unique residential community as was sold to us and promised in 2003 and again affirmed by City Council in June of 2020!

Yours truly,

Signature:

Address:

Name:

Suite

Date: September 16, 2021

Saskatoon, Sk.



PETER KILBURN

SASKATOON SK

September 24, 2021

Municipal Planning Commission
222 3rd Avenue North
SASKATOON, SK S7K 0J5

Attn: Secretary

Dear Members of the Commission:

**Re: Willows Concept Plan
Proposed Amendment**

We have been residents of the Willows community since 2010 and moved to our present home in 2016. We made a deliberate choice to move to this community and to remain here because we found the less dense, green nature of this community appealing, and it has very much become our cherished home.

We have taken time to review the available information respecting the proposed change to the Saskatoon Official Community Plan (the “**OCP**”) which would amend the Willows Concept Plan that was approved by the City in 2003. What we have seen so far causes us significant concern.

A review of the existing OCP reveals some very fundamental concepts intended to guide the development and renewal of our community. Those concepts include:

1. The nature of the community, which is to be a low gross per acre density;
2. The nature of the residential development, which is to be a low to medium density; and
3. The nature of the permitted commercial development, which is to be of a nature and scale that is consistent with the daily operation of a golf course facility, and the needs of golf course community residents.

These principles find further expression in the provisions of the Zoning Bylaw, which presently permits only commercial development which is accessory to and related to the clubhouse and golf course operation.

The foregoing speaks to a very clear vision of what the Willows community has been and is intended to be, which is development consistent with the current density, very limited commercial development, and a focus on community amenities being those which meet the needs of the members of the community.

The proposed revisions constitute a stark departure from this vision of the community.

First, let us address the matter of commercial development. The proposed amendments would, as respects commercial development, constitute a complete reversal in approach. Commercial development, if the proposed amendments are to be adopted, will instead be undertaken to serve the needs of those who are only temporary visitors to the community, in providing accommodation to them by way of a hotel and, then to provide those visitors with services while they transit through our

community. To restate the proposition, the focus will change from serving permanent residents, to instead bringing in temporary residents and serving their needs.

Second, the proposed amendments will increase the number of permanent residents in this community by approximately 1000, which constitutes a 130% increase in population density. This is a very significant increase.

Third, the proposed amendments will result in a substantial decrease in green space within the community. At present, the only significant green space within the community is that contained on the golf course. We understand that this results from a decision, at the time the original residential community was developed, to accept cash in lieu of the dedication of lands. Since that time the "Islands" course (nine holes) has been decommissioned and will be replaced by houses, as was contemplated in the previous Willows approved concept plan. However, under the proposed amendments, the "Bridges" course (also nine holes) is also to be replaced by houses. Converting eighteen holes of the existing course to residential properties will significantly decrease the green space, particularly to those in close proximity to the portion of the course which is proposed to be closed. In the result, even if the required reserve is dedicated, rather than handled through payment, the dedicated green space in the area of the closed portions of the course would be significantly reduced to the point where it is not sufficient for a conventional community, let alone be consistent with that contemplated for a golf course community.

These of course are the larger issues, which would affect the residents of the community as a whole.

Then there is the impact on us and upon our home. We lived in the community for some time before selecting our present home. It was chosen on the established character of the community, and our home affords us a beautiful view of the golf course, a view that extends out for a substantial distance. The new proposed residential development would create a significant negative impact on that view by eliminating the "Bridges" course (nine holes) and replacing it with housing, which would adversely affect the amenities of our home, of which the entirety is built around the present view.

At the time we purchased our home we were aware that of the possibility of future development and that there was an approved concept plan for the Willows that would have eliminated the "Islands" portion of the course. However, that concept plan did not contemplate the closure, and replacement with houses, of the "Bridges" course which would significantly and adversely affect our view.

Losing this view would transform the entire nature of our existing home, which would be a very real negative impact on our lifestyle. It goes without saying that it would also significantly devalue our real estate investment.

One would reasonably expect that before proceeding with any amendment to the OCP to accommodate changes to the Willows Concept Plan, there would be substantial consensus among those who reside in the community. In our respectful view, there is no consensus. Discussions with our neighbours lead us to conclude that if there is any consensus, it is that the proposed amendments should not proceed in any form.

We accordingly write to the commission to urge you to recommend against any proposed amendment to the Willows Concept Plan, for all the foregoing reasons, and for many others which our neighbours will undoubtedly urge upon you.

Thank you for your consideration of our position.

Yours truly

Tom & Maureen Stack

[REDACTED]

Email Address:

[REDACTED]

Phone number:

[REDACTED]

cc. Mayor Charlie Clark,
Councillor Darren Hill
Councillor Hilary Gough
Councillor David Kirton
Councillor Troy Davies
Councillor Randy Donauer
Councillor Cynthia Block
Councillor Mairin Loewen
Councillor Sarina Gersher
Councillor Bev Dubois
Councillor Zach Jeffries
Hon. Bronwyn Eyre, MLA

To: Mairin.Loewen@saskatoon.ca; Anastasia.Conly@Saskatoon.ca
Cc: charlie.clark@saskatoon.ca

Re: The Willows Concept Plan Amendment

Saskatoon, 29 December 2020

To: The City of Saskatoon,

TO WHOM IT MAY CONCERN:

I understand that Dream Developments (Dream) has applied to amend the Willows Neighbourhood Concept Plan that included two phases of **residential (ONLY) development**, approved by the City in 2003.

More than 15 years ago, I chose to purchase and live in a condominium property at the Willows (since 2005) because it was a wonderful residential community in a low-density area with low traffic, i.e., a very desirable (quiet and scenic) residential area.

Most unfortunately for the Willows Property Owners (WPOs), contrary to previous assurances, Dream is seeking to amend the second phase of the Willows development plan (this second phase appears to have been initiated in 2019 with the demolishing of several holes of the western section of the golf course, i.e., Island hole and adjacent, however, the current Dream's video presentation states that construction has not started!?).

It is clear from watching Dream's video presentation (dated Dec 15, by Brad Zurevinski, P. Eng., General Manager) that Dream Developments is trying to maximize their profits without ever considering the potential negative impact of this shocking amendment on all properties built in the Willows until now.

I would like to emphasize that Dream's video presentation is deceiving but consistent with their lack of accountability towards the WPO community, seeing that The Willows (Dream) has repeatedly made promises that were not fulfilled, as for example:

- When the "Island" 9-hole golf course was taken out of play in 2017, the WPOs were assured that 'maintenance' would continue, albeit at a lower frequency. However, the maintenance became increasingly less frequent so that the presence of invasive plant species was clearly visible during the 2018 season and the property was allowed to go "wild" thereafter.
- In April 2019, hundreds of trees were removed followed by substantial earthmoving that concluded in the fall of that year. No further development occurred in 2020, however, the cleared land was allowed to become an incubator for weeds and an eye sore for homeowners and passersby alike.
- When the pump that created water flow down the creek along the eastern boundary of Windemere Villas failed in the summer of 2018, WPOs got futile promises addressing this issue (eventually, the result of NO action by the Willows was a creek bed and banks overran with invasive species and stagnant water often foul smelling and a great breeding ground for mosquitoes).

In summary, **I oppose the shocking amendment to the Willows Concept Plan because:**

- I wish to live in a low-density residential community, not in a congested high traffic zone (proposed increase of around 1,000 people that will dramatically increase the traffic, especially considering the lack of an appropriate "road design").
- I believe that knocking down the **ONLY** naturally sustainable and eco-friendly green space available within the Willows neighborhood (trees, shrubs and grasses around the Red Barn) is environmentally damaging. NO commercial development should be allowed there, this area must be preserved!
- I find that Dream's proposed concept plan amendment supporting fee-simple lots for residential development is totally unfair to the current WPOs and hence objectionable!
- I (similar to the WPOs I contacted) have absolutely NO need for any sort of commercial development within The Willows (there is plenty of commercial development that includes three hotels, within walking distance).

For all the above reasons, I totally oppose the proposed Willows Concept Plan amendment and urge the City to listen to the numerous concerns raised by all Willows Property Owners and our respective Associations.

As of now, I am extremely concerned because, unexpectedly to the WPOs, the City seems to be taking a favorable view of this shocking amendment. Indeed, it was communicated to our Association that (transcribed message from Leanne DeLong, Dec 11, 2020, in red) "...we (the City) have looked at the proposed development and evaluated the costs of servicing for that area in comparison to expected tax revenues. It was found that Phase 2, with the proposed densities and land use plan shown by Dream, would not be significantly different than any other areas of the city."

I thank you for your time and consideration.

Sincerely,

M. Soledade Pedras

[REDACTED], SK

POSITION PAPER ON WILLOWS CONCEPT PLAN AMENDMENT



By Barry Charington, [REDACTED]



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4. Concerns with Addition of Commercial Zoning
5. Concerns with Location of Commercial and Mixed Use Lots
6. Concerns with Traffic
7. Concerns with Recreation and Parks
8. Conclusion

1) Introduction

██████████ Owners received the *Notice of Proposed Concept Plan Amendment – Willows* from the City of Saskatoon and have concerns with: the overall process; the presentation of information and communication; the undefined commercial development; the location of the commercial spaces; and the traffic and recreational areas. Commercial zones included in the centre of residential neighbourhoods are bad urban planning and has been avoided by City of Saskatoon planners for more than fifty years. Traffic on Cartwright has already been recognized as a problem even before any of phase two has started. The details of my concerns are outlined in the following response.

2) Concerns with the Process

a. Haste

There appears to be an undue rush to proceed with The Willows Concept Plan Amendment. Owners received a letter early in December dated November 30th with a deadline for response prior to the scheduled December 15th zoom meeting. As this is a drastic change in the concept plan it left little time for residents to realize the seriousness of the changes. The time of year, at Christmas, increased the concern that there was inadequate time for consultation on the proposed changes. It appears that there was a rush to push the amendment through before adequate response from residents. Was this a deliberate attempt to put through these unpopular changes?

Only when the City saw the amount of displeasure displayed by the residents and delayed the hearings did Dream Developments respond by giving more information. Dreams part of the Video Presentation is a 16 page PDF that appears to be hastily put together with outdated concept drawings and stock photos with limited new information.

b. Scope

It appears that the only thing remaining in the proposed new Concept Plan is the land upon which it will be built. The developers have presented this as an amendment to the 2003 Concept Plan, but In my view, the proposal completely blows up the current 2003 plan and looks more like a totally new concept plan and should be presented as such. Drastic changes included in this Amendment to the 2003 Concept Plan are:

- 1) Introduction of Commercial parcels in the middle of what was marketed as a golf and residential community (see the welcome sign shown on the cover page).
- 2) Reduction of green space by more than 33% with the removal of 9 of the planned 27 golf holes and the ecological zone of the Red Barn.
- 3) Change in concept from Bare Land Condominium to Free Hold lots.
- 4) Addition of two new roads from Cartwright Street, one at the Clubhouse and one opposite Willow Glen.

There are proposals that would affect the sections developed under the 2003 Concept plan as well.

3) Concerns with Communication

Changing the Official Community Plan and DCD4 regulations requires the consultation with all involved parties. In the letter distributed to residents of the Willows, there are no amendments stated or changes to text. There is only a map provided that indicates the change of the plan. This is the first time our board has been made aware of the community involvements mentioned on page 4, so this is our first opportunity to give our feedback.

There has been no communication whatsoever with [REDACTED] Condo which is the condo that will be most egregiously affected by the changes. The proposed changes are so severe that the rushed timetable does not provide for an informed response. To date there have been no online surveys, email, telephone calls or surveys by mail. Further, in the letter, it states that second phase construction has not started, yet trees were removed and land bulldozed flat in the fall of 2019. This appeared to include access for a road opposite 201/ 301 not included in the approved 2003 plan.

The video presentation includes the following pictures which were on the Willows website in 2019, but do not reflect all of the proposed changes. The placement of the new roads in the picture **do** reflect the proposed plan. In the first picture from page 1 of the presentation the red circle shows the Red Barn and associated woods still in place. The orange circle in the second picture clearly shows a crescent with single family homes and perhaps a couple of low rise condominium buildings, but no mixed use buildings with commercial on the main floor and residential on top.





These discrepancies are also present in the picture on page 12. Is this a deliberate attempt to mislead the residents?

Interestingly, the pictures of the Carrick golf courses show no residential development and the pictures on page 14 and 16 show stock photos. Also the new sign on Cartwright Street shows a stock photo of Ontario or similar location rolling farmland with no housing.

4) **Concerns about Commercial Development.**

The most distressing part of the proposal is the undefined commercial development of the Red Barn and in the parcel opposite on Cartwright Street. The stated purpose is a Boutique Hotel on the Red Barn Parcel. When our president asked Brad Zurevinski what this might look like he suggested the St. James as an example of a Boutique Hotel in Saskatoon. This is a twelve story concrete tower which would ruin the views of all of our most expensive Condos on the West side of our building. Even a more modest three story building shown in the mockup below would be devastating to our owner's current tranquil views, who will now be looking at the backside of a hotel. In addition we will also experience additional noise and light pollution. Backsides of Hotel facilities are often less than ideal with parking lots, delivery bays, garbage and spent grease receptacles and associated traffic. With the hotel will likely be a restaurant, lounge and banquet facilities, which would present loud

party goes leaving the facility in the late evening, and early morning which would disturb our residents. There will be additional noise produced by ventilation systems, air conditioning and staff dumping garbage in dumpsters. Light pollution will occur with bright lighting in the parking lot and on the back of the building required for security.



I've taken the liberty of using the provided pictures from Dream's presentation and modified them to show the effect of adding their proposed changes to give a more accurate visual of the proposed changes. On the second site they have suggested a mixed residential/ commercial building. I assume this would be like Willowgrove Common or Baydo Construction's building on Cope Crescent. For the purposes of illustration, I inserted a four story resort hotel on the Red Barn site and a four story residential building with commercial space on the ground floor as described in their proposal both of which are compatible with their proposals but are not necessarily the maximum build out allowed in DCD zoning.



In the diagram above great care is given in addressing the views from the former mayor's house and 602 condos. Yet I see no similar concern for the visual disruption from Woodbridge I, Woodbridge II Condos or Windermere Villa. Woodbridge I would also be adversely affected by the encroachment of housing onto Bridges 1. Also the lake circled above is replaced by medium housing in the plan, likely multistory condo developments of similar size to 400 block of Cartwright Street which will further downgrade our views. Either this was not considered or Dream realizes that there is no way to offset the disruption of the views.

5) Concerns on Location of Commercial Spaces.

In all other subdivisions in the city, commercial and hotel development is limited to the periphery of the development, not placed smack dab in the middle as in this proposal. Only in the Willows is commercial property proposed on a narrow residential level road. This is particularly concerning as this is an upscale neighborhood with quiet streets, plenty of green space and peaceful living. Now when we sit on our balconies to view the fireworks at Prairieland or a summer sunset our view will be obscured by the backside of a hotel.

Dream realizes the importance of commercial and high density mixed residential and commercial spaces in their other subdivisions, but locate them on the periphery severed by main traffic arteries. In Brighton they have limited commercial development to McOrmond Drive and Brighton Gate and mixed commercial residential to McOrmond Drive which are served by four lane divided main arteries. Similarly in South Kensington this type of development is limited to the four lane divided entrance to the community and again in Hamptons with development on McClocklin and Hampton Gate, both major arteries. In Stonebridge commercial and hotel development is limited to the two entrances to the community, Preston and Clarence, and the connector, Stonebridge Boulevard, all four lane divided arteries located away from individual homes.

The Willows restaurant had a large draw in 2003 with Sunday Buffets that drew people from across the city. Since then there have been two remodels and in its current iteration it does not attract people from within the community let alone from other parts of the city and is only able to stay open two evenings a week. There are a large number of restaurants of every type from fast food to family to upscale available only a short distance away in Stonebridge, so the Willows is adequately served. The inability of the Irons to attract diners and the recent demise of the Restaurant at the German Concordia Club leave doubt that this kind of land use will be supported. Likewise there are five hotels close by, four in Stonebridge and The Sandman Signature on Lorne Avenue which begs the question does the area need or can it support another hotel?

6) Concerns with Traffic

As mentioned above the proposed commercial space is accessed via Cartwright Street. Cartwright Street is a collector at best and not appropriate to support the extra traffic generated by commercial traffic and additional housing areas. In the original DCD4, the east side was approved for 956 residents (currently at 710 residents) who access Cartwright Street directly. In the 2003 Plan the west side would be accessed by an additional 722 residents who were to access Lorne Avenue but now, in the 2021 Plan, will be served by two entrances off of Cartwright Street. Dream now proposes to increase the density to 1713 by the addition of more lots, narrower lots and increased density to medium density in Blocks 12 and 18. This does not count the additional traffic generated by the commercial development. The proposed changes would direct all of the traffic onto Cartwright Street. There is a proposed access to Lorne Avenue, but cannot be accessed southbound from the City, which will force all traffic

entering The Willows onto Cartwright. Egress for the entire neighborhood for the amenities of Stonebridge will be only from Cartwright Street. The right turn exit onto Lorne Avenue will mitigate a small amount of the traffic leaving the Willows, but none of the traffic entering which must then be carried by Cartwright Street. This represents an increase of approximately 300%. Dundee, the precursor of Dream Developments in 2003 designed Cartwright Street as a narrow residential street to serve a residential golf community of less than 1000 people. A lack of foresight has limited the future development that they now seek approval for because no allowance was made to improve Cartwright Street to a collector level. The Condos in the 400 Block of Cartwright Street were allowed to build out close to the street and any widening of Cartwright to support extra traffic would encroach too close to the driveways in 404, 405, and 408 and the southwest corner of 401. It is desirable to prevent under developing infrastructure and overdeveloping construction as occurred on Willis Crescent, another nightmare developed by Dream.

The increased traffic would exacerbate already problematic traffic as identified in The Willows Neighbourhood Traffic Review meeting of August 13, 2020. In addition there are frequent water trucks using Cartwright Street to access water at the SaskWater station at 3401 Clarence and Cartwright. Shortcutting is another problem as residents of Furdale cut through the Willows to access Clarence Avenue and the services in Stonebridge or to avoid many of the long slow moving trains on the CNR mainline. Those who use the proposed exit from the Willows onto Lorne Avenue are quite likely to turn back into the Willows on Cartwright Street as soon as the barriers go down. The only solution to this problem is the construction of a rail overpass, which Dream could help fund as was required by the City for the Developer of Smart Centres for the Freeway overpass at Clarence.

The Active Transportation Plan Final Report designates Cartwright Street part of the AAA (All Ages and Abilities) Network. The current width is too narrow to support shared bicycle and vehicle use beyond

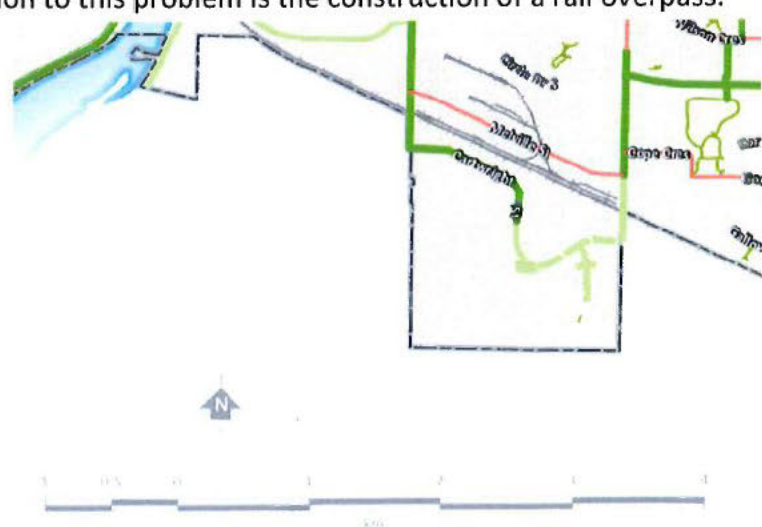


Figure 5 - Existing and Proposed AAA Bicycle Network: Southeast

the current density. The AAA network suggests multi use separate paths, protected bicycle lanes or a bicycle boulevard. For non AAA corridors treatments include bicycle lanes, shared use lanes or traffic calming such as speed bumps and raised crosswalks. These treatments are fine for local streets but would be disruptive on roads supporting commercial zones.

7) Concerns with Recreational Areas.

In looking at the maps below it looks like the Willows is well served by parks. However, there are very few recreational spaces available to residents as the majority of the green space is taken up by golf course which requires that you play golf and pay a fee. The existing park space is the sloping ground around the pond in 601 and the ribbon park in 602.



The demand for walking trails is very high judging from the number of people out walking around the golf course before opening in May and after closing in October. There continues to be many residents using the golf course for snowshoeing, cross country skiing and tobogganing in the winter.

In examination of the new concept plan little new land is designated to parks and it is of the same type as in previous construction, either around a pond or a ribbon park of limited recreational use. The ribbon parks are not interconnected so it is impossible to do a longer circular walk or cycle without encroaching on the golf course. A late addition, presented in the video presentation, a multiuse pathway on the west side of the development actually currently exists, but greets potential users with a No Trespassing sign. This pathway serves as the driveway to the maintenance yards and the access pathway for equipment to the golf course, a

shared use which we assume will continue, making walking or cycling less safe. This pathway passes to the east side of the driving range towards the clubhouse and possible conflict with errant golf balls. It does not continue anywhere on the east side of the course and does not provide a full circle for walkers, joggers or cyclists.

A small multiuse field is added in the south adjacent to the high tension power lines. This is at the extreme edge of the subdivision far from Phase I and no parking is indicated. A park of this type would be better situated at the centre of the subdivision in block 19 for all residents to enjoy. The existing trees would make for a nice walking path and the parking lot could be used for other recreational uses compatible to the community such as tennis or pickle ball courts or even lawn bowls and bocce. Part of the parking lot could be preserved or parking would be available across the street. We are certain that this option would be received more favorably than the proposed commercial use to residents, especially in our building.

In the video presentation Dream has committed to maintaining existing trees and landscaping. This is in stark contrast to the scorched earth land clearing in 2019 where the hills were leveled, all growth removed and the skeletons of the trees piled up to rot on the northern part of what was the Islands course. I would invite Mairin Loewen, Anastasia Conly and any others involved in the DCD4 zoning decision come and look at the situation including the work done so far if they have not done so.

8) Conclusion

There are no suburban neighbourhoods in Saskatoon that have a commercial district at their core. The heart of residential districts are parks and public lands especially in an upscale development such as The Willows. This proposal by Dream is contradictory to the philosophy of sound urban planning practiced by the professionals in the City of Saskatoon Planning Department for at least the last 50 years.

I feel betrayed. Like all buyers in the eastern phase of the Willows, I was sold a quiet residential life on a serene golf course by Dundee Real Estate Asset Management (now DREAM) who is now trying to deliver a nightmare of busy traffic, visual, light and auditory pollution, and undesirable commercial development in the middle of a what was supposed to be a quiet residential and golf property. It is like starting with Beethoven's Pastoral Symphony and ending with the final movement of Ravel's Bolero.

Barry Charington

[REDACTED]
SASKATOON, SK
[REDACTED] [REDACTED]

Charlie Clark

Mayor

City Hall

222 3rd Ave N

SASKATOON, SK

S7* QJ5

OFFICE OF THE

JAN 25 2021

MAYOR

Sunday, February 28, 2021

Dear Ms. Loewen,

I am writing today with regard to the proposed new development at the Willows. We moved to the area in September. We decided to downsize as our children had all moved out and the time seemed right. We bought a condo at [REDACTED] and we love it. Our condo faces the golf course and has a view of some homes that back the golf course. We cannot see Cartwright street itself from our condo, so it is very private and quiet.

When we were looking at condos, we did view one in Windemere Estates, the property that backs the red barn. I am very glad that we decided against it, because it now turns out that a hotel is being built in the back yard of that particular condo development. We are so lucky.

I feel for the homeowners that will have a hotel in view of their back yard. That is not what they thought they would be looking at when they built or bought their homes. Their property values will plummet and they will be lucky to find a buyer if they decide to move. Who wants to look at a hotel from their deck?? Would city council every consider doing this in Briarwood? Or any other affluent area in the city? I doubt it.

I walk around the golf course a couple of times per week – they keep a path ploughed, which is great for walking in the winter. So, I get to see the unused area of the golf course every time I am out there. It makes much more sense to me to put a new hotel on the old section of golf course somewhere. It would still be very close to the club house. But it could be tucked away enough that current homeowners would not be in sight of the hotel. The proposed commercial area could be located by the hotel too. New builds would then know that there would be a hotel down the street, or on the street over, or whatever, and lots could be priced accordingly and people would know what they are up against. Unlike what is happening now – homeowners blindsided by the news that a hotel is being built right behind them.

I also feel that the footprint of a hotel will be too large for the space at the proposed red barn location. And I think that the small traffic circle that is there now will never be able to handle the extra traffic that the hotel will bring. So that will mean a traffic light. Another thing that homeowners didn't think they were going to have to look at for the rest of their retirement.

The developers and city council have to ask themselves the question: how would you feel if it happened to you? How would you feel if you built your retirement dream home and then had a hotel built behind you 10 years later?

As for the other proposed developments – more housing, some commercial – I can live with that (for the most part). I do want to see the golf course survive. And I look forward to more access to green space and walking paths – something that is currently lacking in the area.

Yours truly,

Wanda Burbridge

**[REDACTED] Homeowners Association Response to Dream
Developments Amended Neighborhood Concept Plan for Willows –
January 15, 2021**

Dear Ms. Conly:

We are writing to you as members of the Board of the [REDACTED] Homeowners Association to express our concerns regarding Dream Developments proposal for an Amended Concept Plan for the Willows Neighbourhood.

Our association includes 55 [REDACTED] of the houses at [REDACTED] [REDACTED], so we are also members of the [REDACTED] Condominium Corporation. The Board of that Condominium Corporation has already submitted a January 2021 response to Dream's proposal.

We are writing to express our strong support for the submission by our Condominium Corporation Board. We will not repeat at length all the concerns already raised by that Board, but we do want to emphasize that we share the same concerns about all of the issues covered in that response, including:

- the damage that would be caused to our golf course community culture
- our concerns about the unacceptable expansion of the scale of the plan and the high density that would result from changing minimum lot sizes from 60' to 45'
- our opposition of any sort of rezoning that would allow commercial development
- the problems that would arise from fee-simple housing in the planned new areas when the original areas are still condominiums
- the loss of green space and trees that would be entailed in going from 27 to 18 holes and replacing the lost 9 holes with housing
- the possibility that infrastructure for roads, sewage, etc. may be insufficient for an expansion of housing far beyond the original plan and that this may affect us directly as a bare land condominium if that infrastructure starts to fail
- the damage the proposal would do to the views of a number of our homeowners who paid premium prices for what are arguably the best views in the neighbourhood
- the failure by Dream to engage in authentic consultations with Willows residents

We believe the Municipal Planning Commission should not recommend acceptance of Dream's Amended Concept Plan. Dream should be required to start over in their Phase 2 planning and to engage in open, transparent community consultation as part of that process. We accept that the 2003 Community Concept Plan is 17 years old and may need some amendments, but an amended plan should not destroy our golf course community.

The Board of Directors, [REDACTED] Homeowners Association:
Bob Cram, Sharon Tkachuk, Monty Urton, Cheryl Waslen, Leslie
Widdifield-Konkin

cc. Councillor Loewen, Ward 7
His Worship Charlie Clark, Mayor of Saskatoon
The Honourable Bronwyn Eyre, M.L.A., Saskatoon Stonebridge-
Dakota
The Honourable Don McMorris, Minister of Government Relations

We, the Board of Directors of the [REDACTED] Condominium Association, are writing to you today on behalf of our 36 unit community to express our strong opposition to the changes that have been laid out by the Dream Corporation in their proposed amendments to the Willows Neighborhood Concept Plan. We wish to convey our displeasure with the dramatic departure from the scope and spirit from the original, approved 2003 Willows Neighborhood Concept Plan under which our current homeowners purchased property, created a home, and anticipated enjoying for years to come. This included a premier, residential golf community filled with lush green space and tranquility. The depth and breadth of the contrasts in these two plans reveal major changes that will severely diminish, rather than enhance current homeowners' quality of day to day living which will negatively impact the lifestyle, ambiance, atmosphere and natural beauty of our Willows community. In the points that follow we will detail some of our concerns in a number of key areas.

It is evident in both the recent digital literature posted to the city of Saskatoon's Web Site and the joint presentation by the City of Saskatoon and Dream, that the scope of this future phase of development will far exceed that of the original 2003 concept plan. Such a large far-reaching amendment should require an equally robust and detailed consultation process. Despite what Dream included in their presentation posted to Youtube about their engagement process with Willows community members, the consultation process has lacked vigor and any concrete details related to the scope of the changes. Both the focus groups and the advisory committee's work concentrated on the current and future status of the clubhouse, golf course and facilities, while there was no mention of the residential expansion or updates as to the progress of overall community development. In addition Willows management was repeatedly invited to our annual general meetings (AGMs) to provide updates to our condo association. Despite attending, little information was shared aside from promises that the final product would be great. Many of our residents were not properly informed of the now postponed December 15th virtual public information meeting, which is further evidence of Dream's haphazard attempts to engage the Willows community throughout this process.

Knowing there has been a lack of genuine engagement with the Willows community members as a whole, we have concerns around the current messaging where we as associations and homeowners are being asked to "trust" the Dream Corporation to listen to our concerns and deliver the amendments as they are proposed. Both the presentation posted to Youtube as well as the renderings that have been shared contain conflicting and misleading information. It was noted that vehicle traffic would decrease due to fewer golf tournaments being held because of the reduction in holes to the golf course. There was, however, no mention of the many factors that would potentially increase traffic based on changes that would be made to the original plan. The Willows community population nearly tripling due to the reduction in the minimum required lot sizes, the inclusion of additional residential dwellings, and the patrons of the hotel and commercial properties would all dramatically increase traffic within the community and were all not a part of the

2003 concept plan. In addition there was repeated reference to the maintaining of estate style houses in future construction, yet houses would be restricted to much smaller lots than what is currently approved in the 2003 plan. It is imperative that Dream clarify these misleading representations before moving forward in the review process.

Increased traffic along Cartwright Street is a concern that impacts our homeowners directly. While a moderate increase to the community population was always anticipated based on the 2003 plan, it did not include as many factors that would exponentially increase vehicle traffic as the proposed plan outlines. The addition of commercial property, a hotel, an increase to the population density by permitting a greater number of dwellings to be built than was originally proposed, and a road that intersects Cartwright Street at Cartwright Terrace, which is the only access point into [REDACTED], are all factors that were not in the original 2003 plan, but all now stand to dramatically increase traffic along the main artery of the community. In addition to being unsightly and noisy to our homeowners whose property backs onto Cartwright Street, the increased vehicle traffic will reduce the safety of cyclists and pedestrians in the neighborhood as they move within the existing and among the newer areas of the community.

The original 2003 approved concept plan did not contain any mixed use or commercial areas, and we strongly oppose the inclusion of these areas as part of the proposed amendments in any future development areas of the Willows community. As stated above, the addition of commercial businesses such as a hotel will further increase traffic. In addition, the Willows was intended to be a residential golf community, as such there is no need for the inclusion of any mixed use or commercial space outside of the original clubhouse site given its close proximity to amenities in Stonebridge via the Clarence Avenue egress and those accessible via Lorne Avenue. The inclusion of such uses adjacent to existing properties will diminish the aesthetic of the current Willows neighborhood and negatively impact homeowners' views and home values which were priced and selected based on the intentions of the original 2003 Plan.

The [REDACTED] Condominium Association strongly opposes the proposed amendments to the Willows Neighborhood Concept Plan. We trust that the planning and development committee will listen to the economic, social and cultural concerns expressed by the residents of the Willows. Thank you in advance for carefully considering our concerns and our sincere hope is that you will deny the amendments proposed by the Dream Corporation.

Chuck Rhodes
Board Chair
Willow Glen Condo Corp
[REDACTED]

Brent Martian
Board Vice Chair
Willow Glen Condo Corp
[REDACTED]

Date: February 3, 2020

To: Municipal Planning Commission

Re: Dream Development (Dream) proposed amendment to the Willows Neighbourhood Concept Plan

I am a resident of the Willows and have lived in the neighbourhood since 2012. I am writing to express my opposition to Dream's plan amendment. I present the following reasons for my opposition:

Neighbourhood character

The following statements have been copied verbatim from Dream's website describing the Willows neighbourhood (<http://www.dream.ca/development-saskatoon/saskatoon-communities/>). The yellow highlights are mine, for emphasis:

*Located on the south side of Saskatoon, the Willows is the first community of its kind – a **residential** golf community. City amenities and **country living** come together in a place that is truly paradise.*

*The community features **impressive single family homes** on **spacious lots**, townhome villas and apartment style homes by the city's most respected builders, **all in keeping with the architectural guidelines for the community**.*

The proposed amendment violates **ALL** of these characteristics, by the addition of commercial properties, the reduction of residential lot sizes, the elimination of architectural standards and the more than doubling of the population density for the development area. This is a total contradiction and complete change to the character of the neighbourhood. Willows residents choose to live here because of these characteristics. I have spoken with many fellow residents and all have expressed shock at this devastating conceptual change.

Property value destruction

The proposed amendment will significantly reduce existing property values.

- Premium prices were paid to the developers for the residential properties because of the unique and elegant characteristics of the neighbourhood. The proposed amendment utterly destroys the neighbourhood's unique elegance, thus eliminating any premium valuation.
- The introduction of fee simple properties creates competitive disadvantage for existing condominium properties. Potential buyers will prefer to own properties without controls and monthly condo association fees. Sellers of condo properties will have to reduce selling prices to remain competitive. Dream's response to this dichotomy is, "You can become fee simple too". However, that isn't what we signed up for. We chose to live in a neighbourhood where all residents would be bound to comply with the established standards and not be allowed to do whatever they want with their properties. We also don't want to incur the costs associated with a conversion to fee simple properties, simply because Dream wishes to introduce this incompatible structure to the neighbourhood.
- Several dozen properties, such as the west side of [REDACTED] where I reside, were sold by the developers with additional price premiums because they provided unobstructed views of the golf course with the understanding that there would be no additional development to corrupt these beautiful views. Dream now wants to renege on this, by expanding development into these areas. Dream's proposed remedy of providing spacing and buffers will not prevent the degradation of the beautiful views nor compensate for the loss of value in these premium lots.
- The elimination of condominium associations and architectural controls by the addition of fee simple properties will result in incompatible and unsightly consequences, further reducing property values.

The destruction of property values will ultimately have a negative impact on the City's assessment value and property tax revenue.

Development uncertainty

Dream has provided written and verbal information to address the anticipated questions and concerns raised by Willows residents. However, careful examination of this information reveals that it lacks clarity, certainty and commitment. There are absolutely no assurances of what will transpire if this amendment is allowed to proceed in its present form. Existing residents will bear the negative consequences of the deviations from the existing plan.

Original agreement with the City

It is my understanding that the City approved the original development plan with an agreement that the developer (and ultimately the property owners), rather than the City, would bear responsibility for certain services and costs. The introduction of fee simple properties removes this requirement and transfers the responsibility for such services and costs to the City. As a taxpayer, I object to the City incurring these additional, unnecessary costs and placing more pressure on the mill rate.

Traffic and public safety

The proposed amendment will increase traffic and public safety risks.

- The significant increase in population density and introduction of commercial operations will increase traffic volume. Dream's statement that this will be offset by a reduced volume of golf tournaments is not realistic. The amendment's resulting steady traffic increase is significantly greater than the periodic, seasonal and temporary spikes in weekend traffic volume from golf tournaments.
- The increase in traffic volume will increase existing traffic delays at the Lorne Avenue railway crossing. The suggestion to include traffic lights at the Lorne Avenue and Cartwright Street intersection will further exacerbate this problem.
- The proposed golf course layout increases cart path and street intersections from two crossings to six. This is a completely unnecessary public safety risk, which could be avoided if more thought was given to a less sprawling golf course and residential street design.

I support some of the proposed plan amendments:

- I agree with the removal of 9 golf course holes to reduce the course to 18 holes. It is in everyone's best interest to ensure the golf course is viable into the future.
- I agree with the extension of the new residential street to access Cartwright Street across from Cartwright Terrace and agree with the "Right out" to Lorne Avenue.
- I agree with the additional multi-use pathways and walking trails.
- I would support a modest increase in number of residential lots, providing the existing condominium structure, lot sizes and architectural controls are maintained, and the development is restricted to the northwest section of the residential area, as originally planned.
- I would support the inclusion of commercial properties, provided they are placed in the newly acquired triangular and rectangular sections adjacent to Cartwright Street and north of the residential area.

However, the amendment as currently proposed is such a violation of the existing neighbourhood concept plan that it can hardly be called an "amendment". Dream has clearly designed this for maximum revenue generation with complete disregard for the existing character of the neighbourhood. More meaningful consultation with neighbourhood residents is required to generate a mutually acceptable plan.

This amendment provides no benefit for the city. It merely satisfies the developer's greed at the expense of existing residents, who will see the neighbourhood character destroyed and property values eroded.

Thank you for the opportunity to express my objections.

Rob Jaspar, Willows resident

February 24, 2021

Re: The Willows Concept Plan Amendment Proposal

To Whom It May Concern,

After reviewing a recent CTV article by Francois Biber, “‘This should not happen’: Saskatoon hotel-spa project meets opposition” (Feb 22,2020), I can no longer keep silent. Fortunately the article touched on some of the concerns raised by The Willows Residents. The article referenced above also sponsored a yes/no “today’s poll” about changing city zoning to allow Dream Development to bring a Commercial hotel-spa-restaurant into the middle of the well established Willows Residential area. Unfortunately the poll did not separate out responses from the Willows Residents from the general population, so it does not specifically reflect the feelings of the Willows Residents about having their community completely re-zoned from its current DCD4 zone, and allow not only a Commercial entity to be placed in the centre of their established Residential Community, but also an additional Mixed Used zone across the street from the proposed hotel (totalling two non-residential zones). The proposed locations, being re-zoned as Commercial and Mixed Use Zones, requested by Dream Development, placed centrally within an established Residential Community, is one of the many issues opposed by the residents.

Other locations such as the northwest corner of The Willows at the edge of the residential area, the now defunct Concordia Club, or another area such as the one just outside of the established Willows Community out the north exit of Cartwright Street towards Lorne Avenue (this area is currently designated in plans as a future multiunit residence situated between the railroad tracks and The Willows) could be considered as alternative locations.



All of these alternative properties lie on the outer edge or outside of the established Willows Residential Section, which would be consistent with current Saskatoon City Planning by placing Commercial buildings at the edges of established Residential Communities, and would still be close to the golf club.

Reporting by TV and newspaper has not yet reflected the overwhelming number of Willows Residents against the proposal, only a handful have been in favour. Some reporting thus far has been only promoting Dream Developments, not current residents. The article above also indicated Ward 7 Coun. Marin Loewen received 100-200 letters, “some” against, some in favour. I think reporting the actual numbers against and in favour (specifically by the residents themselves) would better represent the feelings of the immediate community. From my understanding the overwhelming majority of residents are against the proposal. Clearly a missed opportunity to accurately report the feelings of the community.

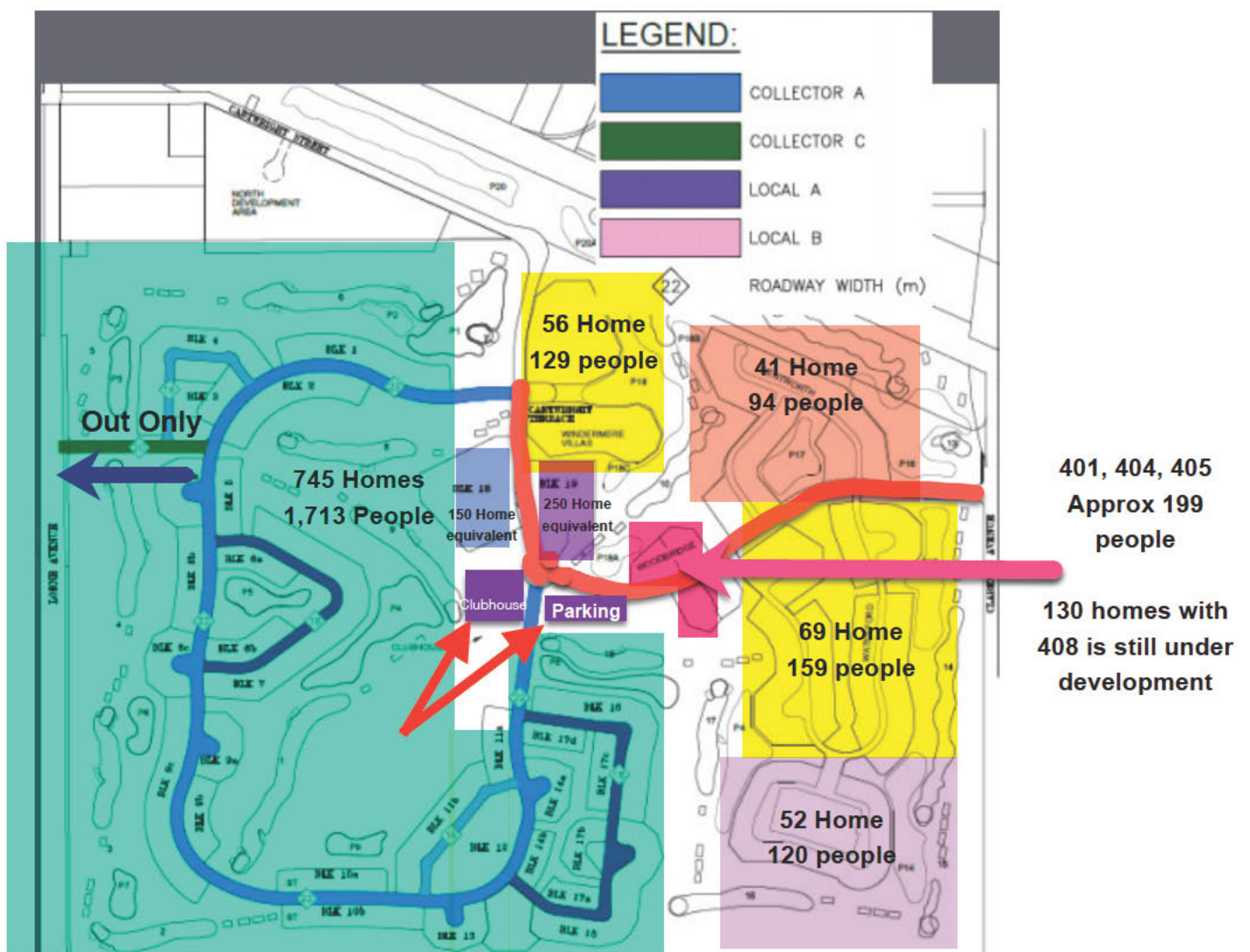
Traffic concerns are a major issue as noted in the CTV article. The traffic complaints are twofold. The original Phase II development plans (2003) would not have affected current traffic flows, as the new housing units within the original Phase II plans of the development were only accessible via Lorne Avenue. And of course there were no Commercial, or Mixed Use buildings with associated traffic in the original development plans. No new traffic would have fed onto Cartwright Street. The traffic passing the 4 Condo units on Cartwright is currently only generated by the 4 Condominiums (401, 405, 404 & 408), the 56 homes on Cartwright Terrace, The Willows Golf Course, and ‘Cut Through Traffic’ from Lorne Avenue.

The new Dream Development proposal suggests funnelling the majority of traffic past these condo units (401, 405, 404, 408). The proposed new plans now show only one road (previously 2 roads) from the new residential development accessing Lorne Avenue (which is unidirectional, exiting from the Willows only), and now shows 2 roads connecting with Cartwright Street. With a planned population of 1,713 @ 2.3 residence per home (Saskatoon/Willows average) means the addition of approximately 745 new units (a substantial increase from the original plan of 283) . The planned hotel-spa-restaurant with 120 rooms and multi-use spaces for restaurant, spa and/or hotel patrons, plus workers, and the additional patrons/workers/residents from the Multi Use area across the street, I estimate this to be the equivalent of about 400 homes for the purpose of estimating traffic, for a total of 1,145 new home equivalents. Assuming traffic both in and out and a 1.5 cars per home, (from the City’s Quick Facts, Willows has 719 population and 593 registered vehicles is 1.9 cars / home). The new estimated traffic past the 4 condo units will increase from its current estimated number of 518 / day to a total of 3,953 a day. That is an increase of 663% passing over Cartwright Street. These calculations do not include the unknown entity that the ‘North Development Area’ has planned located outside the Willows at the north end of Cartwright Street across from the railroad tracks, which is defined as Medium Density housing.

These traffic numbers are an estimate, as I was unable to find the actual traffic reports online. Traffic studies cited for the proposal were conducted 3 years ago, and did not include noise studies, nor does it include the increased traffic associated with the addition of Condo Units 404 and 408 which were built after the traffic study referenced by Dream Development for their proposal.

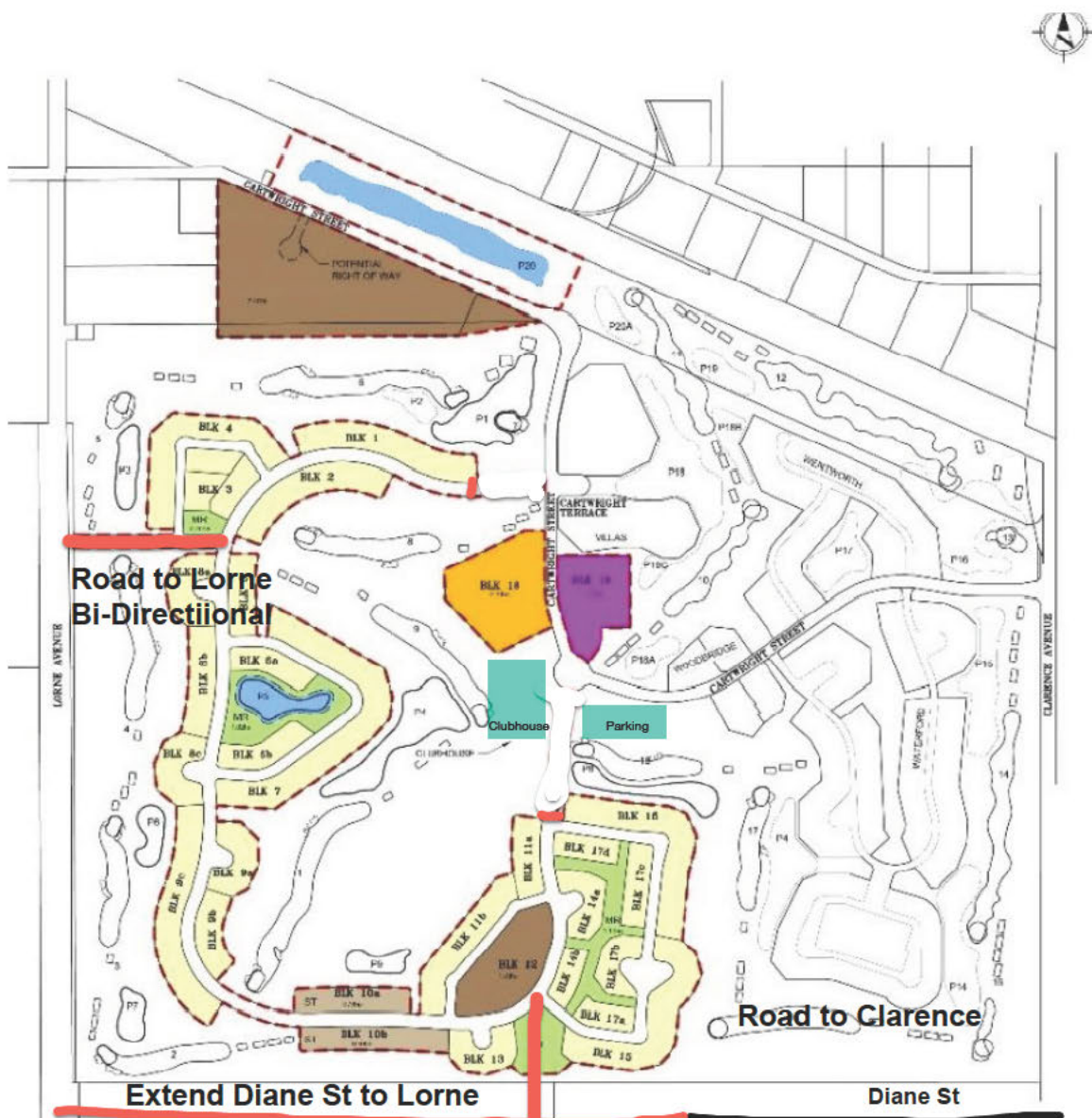
I also find it interesting that Dream Development has omitted from all drawings the placement of the club house and the additional golf course parking lot, which would now be accessible for pedestrians only by crossing the new extension road to Cartwright Street. (See purple areas with red arrows below).

This will turn into a busy road, since the units to the south east corner are all planned as medium density housing allocations.



Notably, traffic monitoring devices were seen on Cartwright Street during the spring and summer of 2020, but those results were not included in what was reported to us. What did those studies say? Dream Development said in response to traffic questions at the January 26th meeting that increased traffic 'would only affect feeder roads, not individual driveways'. However, there are 4 condominium units whose individual driveways access Cartwright Street directly, and will be affected (condo units 401, 405, 404, 408). And, the effect on feeder roads should not be so easily discounted, as if they do not matter.

With some simple alterations, Dream Development could still add a road that would connect the new residential area to Lorne Ave at the north end, and also add another road at the south end to connect to Diane Street and extend Diane Street to create a south Willows Development entrance connecting to both Lorne Avenue, and Clarence Avenue, thus eliminating the need to have their collector roads connect to Cartwright Street. This would rectify both the concerns about increased traffic on Cartwright Street and cross pedestrian traffic between the clubhouse and the golf course parking lot.



In addition, no one has mentioned the quality of life effect; how the current pleasant open green space views from our residences will be destroyed, and thereby decrease our property values. From a personal perspective, we purchased our penthouse suite condominium (in 2020) largely because of the beautiful views over open green spaces both to our south and west, in a golf course, quiet, low traffic, residential neighbourhood - and paid the extra price for that (as did our fellow neighbours throughout the Willows). Prior to purchase, we performed our due diligence and reviewed future plans (2003) for Phase II development of The Willows, and were satisfied our view and the general feeling of our neighbourhood would remain intact. We also reviewed past precedence in Saskatoon of not placing Commercial buildings in the middle of previously established Residential Neighbourhoods. The Willows has existed in its present form for over 15 years. In our specific case, the new proposal not only means we would now be looking at the back of a hotel to the west (see picture below), and undefined Mixed Use buildings, but there was also a sizeable increase in the number of housing units (not included in the original Phase II development plans from 2003) which will replace our green space view to the south. Both of these items were also included in the complaints to the city (not just traffic objections). These are valid concerns we hope The City would support, which apply to quality of life as well as financial investment.



Changing the zoning from the current DCD4 in the centre of an established Residential Neighbourhood to Commercial and Mixed Use properties is also worrisome from a perspective I have not seen previously addressed. What if this proposed upscale hotel-spa-restaurant fails either before or after completion? What if some other Commercial entity then comes in? What types of businesses are allowed? Does this open the door for additional (besides the hotel-spa-restaurant) Commercial entities to be built? No mention is made of what is anticipated in the Mixed Use property. Re-zoning does not ensure a specific Commercial entity that has been suggested will be built, or control what others may potentially follow once Pandora's box is opened.

Of note, the Willows upscale Golf Club Restaurant has been struggling for years with decreasing patronage. In addition, the brand new Sandman Signature Hotel, less than 2.5 km away, currently has an upscale restaurant The Chop Steakhouse, and The Granary 2 is 1.5 km away. Do we need a third upscale restaurant 2.5km apart? Are the 5 other area hotels and 15 or so restaurants located within 3 km really doing so well, that another will be supported currently? Have you interviewed other hotels or restaurants for their opinion? Covid has had a devastating effect on the hospitality business, with the future underdetermined. Something to consider.

While I appreciate the CTV article bringing up some of the feelings of the neighbourhood, incomplete reporting certainly seems to be siding with the developers thus far. The Star Phoenix recently wrote an article on February 16th, entitled "Scandinavian-style spa, hotel development proposed for Saskatoon", by Bryn Levy, whose purpose clearly was to generate excitement for the project, and completely omitted the feelings of the neighbourhood in which the project would be built. I would hope for a better representation by the media when it is a matter of the "little people" trying to prevent the ruination of their neighbourhood by the big developer.

Media coverage is important, especially in this era of Covid lockdown, where "public meetings" are occurring via the much less "public" venue of live video meetings. We attended the live public meeting by the City of Saskatoon Planning Department held on January 26 at 7:00pm. The meeting was fraught with technical difficulties of video, sound and most importantly, the ability to connect. Time allotted did not account for the slowed pace of the meeting due to its new video format, and many questions were left unanswered and unasked. Access to these public meetings is now limited by technical problems, residents possessing the computer equipment and technical ability to participate (we have many elderly residents). Video format does not allow you to observe the faces / expressions/ reactions of all the people participating as you are limited to the person/persons on screen at any given moment. It is also hard to bring your cameras in to a computer to measure public response.

In summary, I am very much in opposition for the current Willows Concept Plan Amendment. I believe the residents of the Willows should be better represented and respected by The City of Saskatoon and Dream Developers for wanting to maintain the characteristics of their neighbourhood consistent to when they purchased their homes in this prestigious neighbourhood (Affordability Rating (2018) of 8.02 vs Saskatoon at

4.26). All the residents of The Willows were sold on a distinct neighbourhood plan, and now, without the the City's help, that could all change in favour of a single developer. It would be nice to think Dream Development and the City of Saskatoon could re-design their plans with the following suggestions in mind:

1. Move Commercial and Mixed Use properties to South West or North West corner edges of The Willows, abutting and accessible via Lorne Ave - Saskatoon City Planners can then maintain its precedence of not adding Commercial Buildings into the centre of established Residential Neighbourhoods. In addition, there would be no added traffic from these establishments onto Cartwright Street.
2. Move Medium density housing to the South or North West corners of The Willows to help maintain the feel of open green spaces in a design as presented by Dream Development that now includes the purchase of the green space of 9 holes of the golf course, and replacing this green space with a significant increase (from the original plan 2003) in Residential housing, of which they are also petitioning to reduce the current front lot size requirements of the neighbourhood, making housing units appear more congested and crowded than the original neighbourhood plan.
3. No new connector roads from the Phase II residential area emptying its traffic onto Cartwright Street. Instead, build connector roads from the new residential area to Lorne Avenue and Clarence Avenue via an extension of Diane Street. This removes the concern for increased traffic on Cartwright Street, and also removes the concern of pedestrians crossing a busy road from the parking lot to The Club House.
4. Extending Diane Street would also provide an option for traffic to reroute from Lorne Avenue to Clarence Avenue and avoid the rail lines on Lorne Avenue.
5. The Willows is currently an HOA neighbourhood, and we do not support the proposal by Dream Development to re-designate the Phase II Residential Development as fee simple lots.

Thank you for your consideration,

Bonnie Hataley

[REDACTED], Saskatoon, [REDACTED]
[REDACTED]

Cc: Ms. Anastasia Conly, Planner, Mairin Loewen, Councilor - Ward 7, Hon. Charlie Clark, Mayor, Hon. Bronwyn Eyre, MLA, Saskatoon, Hon. Don McMorris, Minister of Gov. Relations

CTV(Francois Biber), Star Phoenix, Global TV, and CBC

Dale E. Ward

Saskatoon SK [REDACTED]

January 20, 2021

**RE: Dream Developments' proposed amendments to the
WILLOWS NEIGHBORHOOD CONCEPT PLAN**

The City of Saskatoon c/o
Anastasia Conly, Planner (anastasia.conly@saskatoon.ca)
Mairin Lowen, Councilor (mairin.lowen@saskatoon.ca)
Charlie Clark, Mayor (charlie.clark@saskatoon.ca)

To Whom It May Concern:

Thank you for the opportunity to respond to the proposed amendment to the Willows Neighborhood Concept Plan (WNCP). I know you have already received several comments from individual residents of the Willows and position papers from various Condominium Associations representing the residents. I have seen a few of those submissions and fully concur with the concerns raised therein. **I strongly urge you to reject the proposed amendments to the WNCP because the scope of the proposed changes is so extensive that approval would betray existing residents that purchased property under the existing development plan.** However, before detailing my reasoning in reaching this conclusion, I would like to raise the issue of 'process'. At the outset, I wish to assure you that my comments are in no way meant to imply malfeasance but rather simply reflect the perspective of a very surprised Willows resident.

As introduction, [REDACTED] was the first development at the Willows and we moved there in October of 2005. Prior to signing the contract with Dundee (now Dream) in April of 2005 to build a home at the Willows, I asked my sales rep, Mr. John Hanson, "*what's to prevent Dundee from simply continuing residential development on golf course land after Phase 1 was completed?*" – he responded that *all development had to follow the plan laid out in the brochure* (cf. the rendering on page 2 of your Nov 30 Notice) *and that any change required approval by the City.* At the time, that seemed reasonable to me because I simply assumed that the City would adequately represent my concerns as a citizen over attempts by a developer to meaningfully change the neighborhood plan.

Fast forward to December 7, 2020 when I received your Notice (dated Nov 30) announcing Dream's proposed amendments to the WNCP, a public information meeting scheduled for December 15, and inviting questions and comments. This five-page Notice **summarizes the extensive proposed amendments in only seven sentences**, provides two small renderings (< 5"x 5", one per page) of the approved and proposed Concept Plans, and defines (in two pages) a Neighborhood Concept Plan (NCP) and the process of amending a NCP. Therein we are informed that proposed amendments to a NCP '*are vetted through a review and community engagement process prior to being submitted to City Council for a decision*'. Remarkably, public engagement is undertaken only after an internal review by relevant Civic Departments is complete, and **merely** involves notifying property owners of the proposed NCP amendment with an invitation to provide questions and comment and '*When necessary, a public information meeting is held that may include a formal presentation and question and answer session*'. Following the above public engagement, Planning and Development prepares a report that includes a recommendation that is considered by the Municipal Planning Commission and finally by City Council. As described, the above process does not seem to require or facilitate any meaningful public engagement and that is certainly the reality in the present case.

It was truly a shock to learn that not only had Dream Developments proposed **substantial and consequential changes** to the WNCP, but that the >800 residents of the Willows neighborhood had a week (or less) to react and respond prior the end the public engagement period as described in the Nov 30 Notice! Unsurprisingly, numerous complaints led to a Dec 29 Notice announcing that the public information meeting was scheduled for January 26. Remarkably, the reason given for rescheduling this meeting was that ‘... *there were delays in the delivery of the public notice mail-out which did not provide residents with appropriate notice ...*’. If true, that rationale implies that the City believes that 15 days (i.e., the duration between the Nov 30 date notice and the Dec 15 meeting) are sufficient to complete the community engagement component of the vetting process. I am forced to reconsider my earlier (naive) assumption that the City would adequately represent my concerns as a citizen and property owner!

The Dec 29 Notice also announced the availability on the City of Saskatoon website of a pre-recorded presentation on the application process and the proposal. In that presentation, Ms. Conly provided additional and informative details on the proposed amendments; however, Dream’s contribution was a bald-faced promotion that grossly misrepresented their engagement efforts and neglected or glossed-over the many negative impacts of their proposal. Although including that Dream ‘promotional material’ under the City banner might be acceptable IF it were an official part of their submission of the proposed amendments to the WNCP; however, that seems unlikely give the rather amateurish presentation style and error-filled content. Hence, the optics of presentation can give the impression that the City is partnering with Dream to promote the amended WNCP. Surely, citizens expect the City to represent their concerns when dealing with developers’ ambitions, not the other way around.

Dream has had many years to engage with Willows residents on potential changes to the WNCP – they simply have not done so. My research on this topic reveals that Dream submitted to the City proposed amendments to the WNCP as early as December, 2016. Rumors circulated among the golf course members that the proposal was rejected because of the entries/exits to Lorne avenue – but never any details, everything was a ‘secret’. Not a single aspect of the 2016 or current proposed amendments were ‘officially’ shared with residents prior to the City’s Notice of Nov 30. Why? An affidavit by David Calyniuk submitted in a 2016 court case (Queen’s Bench for Saskatchewan in Bankruptcy and Insolvency; file # 613 of 2016) concerning the triangular parcel of land now added to the proposed WNCP provides some insight, paragraph 8:

The specific elements of what has changed with respect to Dream’s proposed land use and golf course concepts constitute confidential business information and cannot be made public at this time. An additional concern from a developer’s perspective arises from the fact that such plans can change between the preliminary submission and the public unveiling, which occurs shortly before the submission is considered for final approval. Having a preliminary version of the land use and concept plans available to the public prior to the submission of the final version to City Council has the potential to create public misconceptions about the new development, and may be detrimental from a business perspective if the public reaction to the changes in the final version is negative.

Engaging with residents is apparently bad for business! Better do it quickly and only at the end! But is not the WNCP a somewhat unique case: a golf course community with only ca. 700 housing units envisaged in the 2003 concept plan and with Phase 1 essentially complete with over 300 properties sold since 2005. Under those circumstances, how can the City’s process allow a developer to submit major amendments to the NCP without meaningful consultation with the existing property owners?

The scope of the proposed amendments to the WNCP are so comprehensive that they represent a complete reconceptualization of the neighborhood.

- Overall Neighborhood Concept: In the 2003 WNCN, Dundee Development Corp (now Dream) offered the following under 'Reason for Proposal': *The Willows Golf Course Community is intended to introduce a new and unique residential concept to the Saskatoon market. The unique sizing, setting, and product mix is positioned towards a move-up market. ... It is proposed that the Willows is a special opportunity to provide a lot formation that is not available in other new home neighborhoods, and provides a unique alternative for homebuyers in the high-end market. This type of development has existed in Canadian cities for many years and offers choice for people seeking urban living and open space.*
In the amended WNCN, Dream proposes to increase the anticipated community population by 60% (ca. 1000 people; 150% increase in Phase 2) by adding more housing units accommodated by developing the green space arising from changing the golf course from 27 to 18 holes and by reducing the minimum lot size by 25%. In my opinion, these changes clearly run counter to the vision described in the approved WNCN and 'sold' to the existing home owners. A specific example is the many properties in the community with unobstructed west-facing views that would be preserved within the approved WNCN but are negatively impacted by the loss of green space and much increased development in the amended WNCN.
- Phase 1/Phase 2 Design: In the 2003 WNCN, Phase 1 and Phase 2 development were envisaged as two separate zones within the Willows Community. Access to Phase 1 homes was via Cartwright St. while access to Phase 2 homes was to be via Lorne Ave. This design would ensure minimal traffic within these two separate zones. In the amended WNCN, all access would be via Cartwright Street with a possible right-only exit onto Lorne Ave. The combination of a significantly increased population and having all access via Cartwright St. will dramatically increase traffic and noise on Cartwright St. to the detriment of those properties nearby. This would be particularly problematic during the many years that construction would be ongoing.
- Commercial Development: In the 2003 WNCN, limited commercial development is allowed. In the amended WNCN, Dream proposes to change the limitations to allow for development of larger projects (e.g., a boutique hotel). Increased commercial development outside of that directly related to the clubhouse and golf course operations is not consistent with the original neighborhood concept (see above). Moreover, both the proposed sites for development infringe on what was green space in the approved WNCN.
- Condominium vs. Fee-Simple Lots: In the 2003 WNCN, all residential development is mandated to be under a condominium plan. A consequence of this development style is that, among other things, all streets (except Cartwright St.) are private property owned and maintained by Condominium Associations financed through Condo-fees. In the amended WNCN, Dream proposes fee-simple lots with City owned and serviced streets. Clearly, this would create a two-tier system within the Willows Community with different costs (taxes/fees) and services. I cannot imagine a scenario where this would be good idea but it certainly has the potential to be detrimental existing home owners.

In conclusion, since 2005 more than 300 residential units have been purchased in the Willows community, a quiet neighborhood that includes a 36 hole (now 27 hole) golf course and plenty of green space, developed according to the approved WNCN. Now Dream has proposed significant changes to the WNCN so broad in scope that the original neighborhood vision is barely recognizable. No meaningful engagement with the residents of the Willows has occurred. Similarly, the justifications (other than profit maximization) for these proposals have not been communicated. Hence, **I strongly urge you to reject the proposed amendments to the WNCN because approval would betray existing residents that purchased property under the existing development plan.**

[REDACTED]
[REDACTED]
Saskatoon, SK
[REDACTED]

January 25,

To Whom it may Concern,

We are writing this letter to express our concerns about the proposed development that Dream is suggesting for the Willows area of the city.

As owners, the concept is an extreme deviation from what was originally proposed in the 2003 plan.

We have many issues with this proposed development, but will highlight a few:

1. We feel strongly that neither Dream or the City have communicated this deviation in plan effectively or on a timely manner. With the road that has already been developed prior to approval, it raises concerns about where the approval process really is.
2. The changes to access to Cartwright Street will increase the traffic through to Clarence as it is prudent to travel that way unless you want to go south on Lorne. Traveling out to Lorne is fraught with peril most times as there is a better than average chance you will be held up by a train.
3. This will make the area a long term construction zone which will dramatically impact the quality of life in this area.
4. In our minds there is absolutely no need or business case for commercial development in this area. We have traveled to many other cities and found that the access we have in this area to goods and services is superior to almost anywhere else.
5. These are only some of our concerns, but we do strongly feel that all of these are going to dramatically impact the saleability of our property.

This project needs to be halted to give both current residents and the developer more time to come to a mutually acceptable vision.

Sincerely,

Diane R. Brown

Diane and Stewart Brown



Nordic spa-wellness Scandvik hotel on Willows community

The recent push by Scandvik Hotels & Dream to promote their new Spa hotel on Saskatoon media is alarming to the Willows residents and misleading the people of Saskatoon.

Knowing full well that Dream's proposed plan amendment lacks Willows community support, the hotel-spa developer (Dream-Scandvik consortium) are now turning to the public to pressure City officials to fast track and approve their rezoning application. This approach is unprofessional and unethical behaviour that we hope City officials see as a pressure tactic by the developer.

The public announcement of the Dream-Scandvik hotel concept plan in the StarPhoenix (Feb 18, 2021) was the first opportunity for our residents to see the proposed hotel location and design. For this reason, we have additional concerns and very pressing issues that need to be addressed, as follows:

- 1) The hotel and spa-pools would be located in the RED BARN area in close proximity to the fence line of our existing residential property (301 Cartwright Terrace) - a very huge negative impact on the privacy, tranquillity and future property values of this area.
- 2) The forecast for 40K to 50K hotel-spa visitors per year would have a strong impact on the traffic volume and noise of the local area - how would this traffic be controlled? Obviously, Cartwright street is insufficient for such a traffic increase.
- 3) The location of the 120-room facility and pools would be built into the existing environmental eco reserve requiring many trees and brush to be removed - why would the City allow this self-sustainable eco-green space to be spoiled?
- 4) The RED BARN area falls under the community noise bylaw area (which limits the after-hours use of the facility to protect residents from late night parties) - would the commercial rezoning continue to protect our community?
- 5) What would happen to the facility if the hotel-spa concept were not financially successful?

The Condo Association of [REDACTED] trusts the City planning review process and is looking forward meeting with City Planning officials to discuss key issues and concerns. For a project to be truly a success it needs to be fair to the neighborhood and all city residents, not just a money-maker for the developer!

We look forward to our opportunity to meet. Do you have a potential meeting date?

Thank you for your time.

KELVIN DERESKI

Board of Directors, [REDACTED],
[REDACTED]

Silas Halyk Barrister Services Prof Corp

January 25, 2021

City of Saskatoon
222 3rd Avenue North
Saskatoon, SK
S7K 0J5

Attention: **Anastasia Conly, City Planning**

Re: **Dream Development Proposal to Amend Concept Plan for Willows Community**

Dear Madam:

I am writing this letter, on behalf of myself and my wife, Catherine Knox, to express my grave concern that there is a plan in the works to change the building and land use structure in the Willows Community to significantly increase the number of new houses that will be built in the next Phase than was part of the 2003 community concept plan and to expand the area where the additional houses will be located well beyond the area to the West of the Clubhouse that we were led to believe would be developed and to add Commercial Use properties including a "Wellness Hotel and Nordic Spa".

We are relative newcomers to this community having purchased our home and moved in here at [REDACTED] in November 2019. We spent a long time looking for a new place to move to and a major, indeed overriding, consideration in our decision to buy here was the existing expansive green space and the pristine views that it afforded to us directly behind and to the west of our home. We were prepared to pay and did pay a premium for the location and our views based on what we believed were good faith representations by the developer .

We were provided with a copy of the 2003 Community Plan that we relied on and we had no inkling that this kind of proposed change that will dramatically alter and obstruct our clear 270 degree view was even a possibility. Had we been aware this could happen we likely would not have made the decision to buy here.

The proposed changes will directly affect our property, both esthetically and financially, and are very concerning to us.

We also have concerns about how the increased number of properties and residences will impact traffic and movement to and from this community and how the proposal that the new housing in

[REDACTED]

Phase 2 would be fee simple instead of the bare land condominiums will affect us and future sale prospects for this property.

We want to add our voice in support of the opposition our neighbors, individually and collectively through the Waterford Homeowners Association and the Waterford/602 Condominium Corporation, have already filed with Council and ask that this proposal be rejected.

Thank you for your anticipated consideration of our very grave concerns.

Yours truly,

Silas E. Halyk, Q.C.

Silas E. Halyk, Q.C.

c.
Mayor Charlie Clark
Marian Loewen, City Councillor
Bronwyn Eyre, MLA
mcmorris.mla@sasktel.net

INDICATION OF INTERESTS AND CONCERNS, RELATED TO:

THE WILLOWS AREA – PROPOSED DEVELOPMENT
SASKATOON, SK

December 23, 2020

Submitted by:

James Mitchell MA, CMed, CMC

Conversations Consulting

[REDACTED]

Saskatoon, SK

[REDACTED]



James Mitchell | ma | cmed | cmc

analyst | mediator | consultant

December 23, 2020

Mairin Loewen
Councilor, Ward 7
City of Saskatoon
222 – 3rd Avenue North
Saskatoon, SK
S7K 0J5

Dear Ms. Loewen:

RE: THE WILLOWS AREA – PROPOSED DEVELOPMENT

Eleven years ago, my wife and I purchased a new home in a development at The Willows in Saskatoon. Since then, the area has become a treasured place where we live and work, where our kids and grandkids visit, play and explore. It has become the home base for our family. As you may know, many others have made their homes here – business owners, community and organizational leaders, consultants and others. This place is our getaway from the busyness of the City, where we recharge for the work that we do for the people of Saskatoon and throughout the province. Some operate internationally from here.

In selecting The Willows over other locations in Saskatoon, we first searched several other areas of the City. We chose this area primarily for the spacious, natural views, the wildlife and the quiet. We have enjoyed it immensely, and the location has functioned perfectly for us, especially since Circle Drive South opened up.

When we heard about the proposed changes to development plans for The Willows we were immediately concerned. I called The Willows office and subsequently Dream. Recently we viewed an informational video of the proposed development changes, and our understanding became clearer. Our concerns increased.

.../2

Realizing that likely you are receiving a lot of correspondence on this subject we would like present our thoughts as clearly and objectively as possible. For this purpose, we have chosen a tool I often use in my practice as a consultant and mediator. It is an Interest-Based outline for negotiation or problem solving. I find it particularly useful in multi-stakeholder discussions. The document is attached here. At this point it contains only the *Interests, Issues & Options* we are aware of. To be complete, it would still need to have the same categories populated by other stakeholders such as Dream, The Willows organization and The City of Saskatoon. If you would like to discuss the potential use of this instrument in this consultation process, let me know.

Thank you for hearing and carrying forward to Council, the interests, concerns and other thoughts raised by people living in The Willows community.

Regards,

James Mitchell

Enclosed: *Interest-Based* Document

The Willows Community

INTERESTS...ISSUES...OPTIONS

Interests:

Residents – Life at The Willows

- ☐ Country living at the edge of the City – Natural views, wildlife (deer, foxes, coyotes, muskrats, geese, ducks, hawks, etc), recreation in nature
- ☐ Peace – Quiet, and little traffic
- ☐ Well-maintained residential area, where neighbors know each other and work together
- ☐ Easy access to commercial areas in Stonebridge (right next door), and to Circle Drive for connecting with various highways and other parts of the City
- ☐

The Willows – The Organization, Golf Club & Restaurant

- ☐ Reputation and attractiveness as the premier place in Saskatoon to live, to golf, to dine and to hold important events
- ☐ Viability & Sustainability
- ☐

Interests, cont'd.

Dream Developments Saskatoon

- ☐ Having a special role in shaping the beauty and future of Saskatoon
- ☐ Reputation as a quality builder and developer
- ☐ Sustainable profits
- ☐

The City of Saskatoon

- ☐ Attractiveness of the City for current and potential residents and visitors
- ☐ Viability and sustainability of the City as a whole
- ☐

Issues (With Proposed Development Changes):

- ☐ Concern with increasing the density (number and smaller size of lots) and use (e.g. commercial and overall more development) of the land close by
- ☐ Disturbance of natural areas, with trees and hills, affecting natural views, wildlife, opportunities for nature walks, snowshoeing, as well as touring cross country and telemark skiing;
- ☐ Increased traffic and noise
- ☐ Concern about the developer's assertion that its offerings (commercial services, greater density residential and smaller lots, less natural parks, increased roads and connections of roads, trails, Nordic center) are amenities that would "improve" the area for those who have chosen to live here and who have made this area their home because it was less developed. Currently, aside from damage done in recent stages of development, The Willows provides a beautiful, unique and welcoming landscape, and opportunities to enjoy life in nature. Further development does not always equate to "improvement". In the case of the current proposal, we believe it would achieve the opposite.
- ☐ Opening yet another development in the City, when several others are yet not finished, and where the likelihood of being populated to capacity is uncertain, is a concern. Along with this factor is the issue of the City (and existing taxpayers) having to pay for expanded infrastructure.
- ☐ Perceptions that the City has already approved, or intends to approve this proposal, regardless of the interests and concerns of those of us who live here.
- ☐ Concerns that Dream has applied to the City for approval of its plan, prior to carrying out a more meaningful and effective consultation with those of us who have already invested our finances, energy and lives in this area.
- ☐

Potential Options (and Option Components):

- ☐ Leave the development plan for The Willows as approved in 2003.
- ☐ Allow the development as proposed.
- ☐ Collaboratively design a third option, which may include one or more of the following components:
- ☐ Allow limited expansion of developed areas, without damaging existing hills, trees and ponds.
- ☐ Allow only limited, single family dwelling residential, no commercial, and no smaller lot development.
- ☐ Add just the Nordic center, if in fact it can be viable and sustainable without all of the additional residential and commercial development.
- ☐ Further develop the potential of the existing structures and entities within The Willows area, such as the club house, the restaurant, the Barn, the green spaces.
- ☐ Leave the existing roads and paths in place, as these seem to function well now.
- ☐ Restore areas of the Willows that were damaged by developers over the past two years, and the ability for these areas to be used safely for recreation.
- ☐

██████████ Condominium Corporation Response to Dream Developments Amended Neighbourhood Concept Plan for Willows – December __, 2020

Our condominium corporation includes 129 houses at ██████████. On December 21, 2020, our Board President, Derrick Stretch, sent a letter to the City Planning Department, our Ward 7 Councillor, the Mayor of Saskatoon and our MLA that outlined some of our concerns with Dream's proposed amendment. We wanted to take the time to outline our concerns more completely, and this submission represents those thoughts.

We believe that the City of Saskatoon should reject Dream's Amended Neighbourhood Concept Plan and require Dream to engage in meaningful engagement and consultation with Willows residents before submitting another amended plan.

Culture, Scale, Standards and Density

"Place-making is the creation of a sense of place within the public realm. The City uses community-inspired design to build and preserve creative, welcoming public spaces that promote community interaction." (City of Saskatoon, Official Community Plan, page 32)

A golf course community has its own unique sense of place, and the City's Official Community Plan (page 76) recognizes this and makes provision for things like larger lot sizes and limited commercial development, if any, appropriate to a golf course. If the amended Plan were approved, it would dramatically change the very nature of our golf course community. It also appears to be contradictory to the Official Community Plan for golf course communities. We realize that neighbourhood concept plans may need to change from time to time, but this proposed amendment is massive, so much so that it is not even really an amendment, **but a new plan**.

Those of us who purchased houses here did so knowing that the 2003 Neighbourhood Concept Plan included a 27 hole golf course, no commercial development, and Phase 2 housing limited to the area **west** of the Clubhouse with similar lot sizes to Phase 1 housing. All of these features raised costs, and we paid a premium in our purchase prices for these amenities.

The amended Concept Plan proposal appears designed to destroy all of that vision and generate the maximum profit possible for Dream through a significant expansion in population and housing (including **east** of the Clubhouse), higher density housing with smaller lot sizes, and commercial development. Although Dream has stated that it wishes to foster our sense of community, their proposed amendment reveals a lack of any authentic commitment to preserving the character of a golf course community.

We are also concerned about how the amended plan would affect traffic in the community. It would more than double the planned population of Phase 2 and add a large-scale commercial development, quite possibly a 70-90 room hotel. This combination could easily triple the traffic going through the area. Dream suggests there would be a reduction in traffic for large golf tournaments, but those kinds of tournaments only happen two or three times per year, therefore any traffic reduction would be minimal.

Commercial and Mixed Use Zoning

“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.” (City of Saskatoon Official Community Plan, page 76)

Dream’s proposal for commercial development, including the possibility of a hotel, has nothing at all to do with the daily operations of the golf course or the daily needs of Willows residents.

We do not believe there is any need for rezoning to allow commercial development in Willows. We can easily and quickly access amenities in Stonebridge. The golf course also provides residents with food and beverage options, and some of the proposed new commercial establishments would compete directly with the golf course (e.g. a restaurant in the hotel). Dream states it wishes to ensure a financially sustainable golf course. If so, why create restaurants and coffee shops that would undermine that sustainability? If there is a need for spa or fitness facilities, those can be developed at the existing Clubhouse.

Fee-Simple

Dream’s proposal suggests that the new housing in Phase 2 would be fee-simple and receive full City services for services such as snow clearance, lighting, paving, etc. This approach would leave existing bare land condominiums such as ours in an economically disadvantageous situation with homeowners paying full City property taxes plus condominium fees, but not receiving full City services. The areas of Willows with full City services and no condominium fees would be more attractive financially. If Phase 2 is going to be fee-simple, then our area (and others at Willows) should be fee-simple as well, or receive some sort of property tax reduction to reflect our lower level of City services. If neither of those changes is possible, then Phase 2 should also be developed as bare land condominiums.

Environmental Concerns, Trees, Green Space

Dream’s amended plan proposal would see a great deal of golf course green space and trees turned into housing.

Infrastructure

We assume that the Willows community infrastructure for services like roads, sewage and water was built to support a Phase 2 housing development with 722 residents, not 1,713. Therefore, we have to question if the infrastructure will be adequate for this new proposed amendment. We are aware that the City had concerns about infrastructure along and near Lorne Avenue related to both the Silver Star and Crossmount developments. If infrastructure is insufficient, then what responsibility might we have as a bare land condominium if infrastructure starts to fail? We certainly feel that development decisions that may affect our infrastructure should not be our responsibility. We would ask that the City carefully assess the infrastructure risks of this expanded housing and commercial development proposal.

Views

A number of our [REDACTED] residents have westward-looking views out past the Xena #8 hole. These are probably the best views at Willows. One sees uninterrupted rolling hills and trees far off into the distance and amazing sunsets. These homeowners paid a premium for those views.

If Dream's amended concept plan is not rejected, these homeowners will have that view interrupted by the easternmost housing proposed in Dream's plan, and they will very likely miss out on those amazing sunsets as well.

Lack of Community Input

"An important building block for creating a healthy and sustainable community is public engagement, based on authentic, open, and fair processes that are accessible and responsive to residents' concerns and interests." (City of Saskatoon Official Community Plan, page 18)

Dream has suggested that it engaged in community consultation through focus groups, an advisory committee, and a 2018 press release. One of the authors of this document participated in one of the Dream focus groups, and it did not touch upon the Phase 2 development; it focused on golf course and food and beverage operations. We also have homeowners who sat on the advisory committee, and its focus was similar. That committee also has not met since November 2019.

As for the press release, it contained a rendered image of the proposed development that was misleading. On the left side of the first image it cut off everything that would show just how far east of the Clubhouse the development expands. It also showed the Red Barn and parking lot still in existence and mentioned nothing about commercial development. In the same press release under the FAQ #4 it states: "Westhills' development will take place primarily on the west side of the course,

while existing residential zones are on the east side. The design of Westhills was completed with existing home owners in mind and ensures that all existing homes maintain their views of the course."

That quote is a misleading statement. The housing is being built all the way east to Bridges #2 hole, and some homeowners views of the course are not being maintained, at least not as they currently are.

Consequently, we maintain that Dream never engaged in any meaningful consultation with residents and certainly not "authentic, open, and fair processes that are accessible and responsive to residents' concerns and interests." The residents of [REDACTED] certainly expect the amended plan proposal will be rejected, and we would be pleased to engage in real consultation with Dream **before** they develop a different amended plan.

POSITION PAPER ON WILLOWS CONCEPT PLAN AMENDMENT



By Barry Charington, [REDACTED]



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1) Introduction

██████████ Owners received the *Notice of Proposed Concept Plan Amendment – Willows* from the City of Saskatoon and have concerns with: the overall process; the presentation of information and communication; the undefined commercial development; the location of the commercial spaces; and the traffic and recreational areas. Commercial zones included in the centre of residential neighbourhoods are bad urban planning and has been avoided by City of Saskatoon planners for more than fifty years. Traffic on Cartwright has already been recognized as a problem even before any of phase two has started. The details of my concerns are outlined in the following response.

2) Concerns with the Process

a. Haste

There appears to be an undue rush to proceed with The Willows Concept Plan Amendment. Owners received a letter early in December dated November 30th with a deadline for response prior to the scheduled December 15th zoom meeting. As this is a drastic change in the concept plan it left little time for residents to realize the seriousness of the changes. The time of year, at Christmas, increased the concern that there was inadequate time for consultation on the proposed changes. It appears that there was a rush to push the amendment through before adequate response from residents. Was this a deliberate attempt to put through these unpopular changes?

Only when the City saw the amount of displeasure displayed by the residents and delayed the hearings did Dream Developments respond by giving more information. Dreams part of the Video Presentation is a 16 page PDF that appears to be hastily put together with outdated concept drawings and stock photos with limited new information.

b. Scope

It appears that the only thing remaining in the proposed new Concept Plan is the land upon which it will be built. The developers have presented this as an amendment to the 2003 Concept Plan, but In my view, the proposal completely blows up the current 2003 plan and looks more like a totally new concept plan and should be presented as such. Drastic changes included in this Amendment to the 2003 Concept Plan are:

- 1) Introduction of Commercial parcels in the middle of what was marketed as a golf and residential community (see the welcome sign shown on the cover page).
- 2) Reduction of green space by more than 33% with the removal of 9 of the planned 27 golf holes and the ecological zone of the Red Barn.
- 3) Change in concept from Bare Land Condominium to Free Hold lots.
- 4) Addition of two new roads from Cartwright Street, one at the Clubhouse and one opposite Willow Glen.

There are proposals that would affect the sections developed under the 2003 Concept plan as well.

3) Concerns with Communication

Changing the Official Community Plan and DCD4 regulations requires the consultation with all involved parties. In the letter distributed to residents of the Willows, there are no amendments stated or changes to text. There is only a map provided that indicates the change of the plan. This is the first time that anyone on our board been made aware of the community involvements mentioned on page 4, so this is our first opportunity to give our feedback. There has been no communication whatsoever with [REDACTED] [REDACTED] Condo which is the condo that will be most egregiously affected by the changes. The proposed changes are so severe that the rushed timetable does not provide for an informed response. To date there have been no online surveys, email, telephone calls or surveys by mail. Further, in the letter, it states that second phase construction has not started, yet trees were removed and land bulldozed flat in the fall of 2019. This appeared to include access for a road opposite 201/ 301 not included in the approved 2003 plan. The video presentation includes the following pictures which were on the Willows website in 2019, but do not reflect all of the proposed changes. The placement of the new roads in the picture **do** reflect the proposed plan. In the first picture from page 1 of the presentation the red circle shows the Red Barn and associated woods still in place. The orange circle in the second picture clearly shows a crescent with single family homes and perhaps a couple of low rise condominium buildings, but no mixed use buildings with commercial on the main floor and residential on top.





These discrepancies are also present in the picture on page 12. Is this a deliberate attempt to mislead the residents?

Interestingly, the pictures of the Carrick golf courses show no residential development and the pictures on page 14 and 16 show stock photos. Also the new sign on Cartwright Street shows a stock photo of Ontario or similar location rolling farmland with no housing.

4) **Concerns about Commercial Development.**

The most distressing part of the proposal is the undefined commercial development of the Red Barn and in the parcel opposite on Cartwright Street. The stated purpose is a Boutique Hotel on the Red Barn Parcel. When our president asked Brad Zurevinski what this might look like he suggested the St. James as an example of a Boutique Hotel in Saskatoon. This is a twelve story concrete tower which would ruin the views of all of our most expensive Condos on the West side of our building. Even a more modest three story building shown in the mockup below would be devastating to our owner's current tranquil views, who will now be looking at the backside of a hotel. In addition we will also experience additional noise and light pollution. Backsides of Hotel facilities are often less than ideal with parking lots, delivery bays, garbage and spent grease receptacles and associated traffic. With the hotel will likely be a restaurant, lounge and banquet facilities, which would present loud

party goes leaving the facility in the late evening, and early morning which would disturb our residents. There will be additional noise produced by ventilation systems, air conditioning and staff dumping garbage in dumpsters. Light pollution will occur with bright lighting in the parking lot and on the back of the building required for security.



I've taken the liberty of using the provided pictures from Dream's presentation and modified them to show the effect of adding their proposed changes to give a more accurate visual of the proposed changes. On the second site they have suggested a mixed residential/ commercial building. I assume this would be like Willowgrove Common or Baydo Construction's building on Cope Crescent. For the purposes of illustration, I inserted a four story resort hotel on the Red Barn site and a four story residential building with commercial space on the ground floor as described in their proposal both of which are compatible with their proposals but are not necessarily the maximum build out allowed in DCD zoning.



In the diagram above great care is given in addressing the views from the [REDACTED]. Yet I see no similar concern for the visual disruption from Woodbridge I, Woodbridge II Condos or Windermere Villa. Woodbridge I would also be adversely affected by the encroachment of housing onto Bridges 1. Also the lake circled above is replaced by medium housing in the plan, likely multistory condo developments of similar size to 400 block of Cartwright Street which will further downgrade our views. Either this was not considered or Dream realizes that there is no way to offset the disruption of the views.

5) Concerns on Location of Commercial Spaces.

In all other subdivisions in the city, commercial and hotel development is limited to the periphery of the development, not placed smack dab in the middle as in this proposal. Only in the Willows is commercial property proposed on a narrow residential level road. This is particularly concerning as this is an upscale neighborhood with quiet streets, plenty of green space and peaceful living. Now when we sit on our balconies to view the fireworks at Prairieland or a summer sunset our view will be obscured by the backside of a hotel.

Dream realizes the importance of commercial and high density mixed residential and commercial spaces in their other subdivisions, but locate them on the periphery severed by main traffic arteries. In Brighton they have limited commercial development to McOrmand Drive and Brighton Gate and mixed commercial residential to McOrmond Drive which are served by four lane divided main arteries. Similarly in South Kensington this type of development is limited to the four lane divided entrance to the community and again in Hamptons with development on McClocklin and Hampton Gate, both major arteries. In Stonebridge commercial and hotel development is limited to the two entrances to the community, Preston and Clarence, and the connector, Stonebridge Boulevard, all four lane divided arteries located away from individual homes.

The Willows restaurant had a large draw in 2003 with Sunday Buffets that drew people from across the city. Since then there have been two remodels and in its current iteration it does not attract people from within the community let alone from other parts of the city and is only able to stay open two evenings a week. There are a large number of restaurants of every type from fast food to family to upscale available only a short distance away in Stonebridge, so the Willows is adequately served. The inability of the Irons to attract diners and the recent demise of the Restaurant at the German Concordia Club leave doubt that this kind of land use will be supported. Likewise there are five hotels close by, four in Stonebridge and The Sandman Signature on Lorne Avenue which begs the question does the area need or can it support another hotel?

6) Concerns with Traffic

As mentioned above the proposed commercial space is accessed via Cartwright Street. Cartwright Street is a collector at best and not appropriate to support the extra traffic generated by commercial traffic and additional housing areas. In the original DCD4, the east side was approved for 956 residents (currently at 710 residents) who access Cartwright Street directly. In the 2003 Plan the west side would be accessed by an additional 722 residents who were to access Lorne Avenue but now, in the 2021 Plan, will be served by two entrances off of Cartwright Street. Dream now proposes to increase the density to 1713 by the addition of more lots, narrower lots and increased density to medium density in Blocks 12 and 18. This does not count the additional traffic generated by the commercial development. The proposed changes would direct all of the traffic onto Cartwright Street. There is a proposed access to Lorne Avenue, but cannot be accessed southbound from the City, which will force all traffic

entering The Willows onto Cartwright. Egress for the entire neighborhood for the amenities of Stonebridge will be only from Cartwright Street. The right turn exit onto Lorne Avenue will mitigate a small amount of the traffic leaving the Willows, but none of the traffic entering which must then be carried by Cartwright Street. This represents an increase of approximately 300%. Dundee, the precursor of Dream Developments in 2003 designed Cartwright Street as a narrow residential street to serve a residential golf community of less than 1000 people. A lack of foresight has limited the future development that they now seek approval for because no allowance was made to improve Cartwright Street to a collector level. The Condos in the 400 Block of Cartwright Street were allowed to build out close to the street and any widening of Cartwright to support extra traffic would encroach too close to the driveways in 404, 405, and 408 and the southwest corner of 401. It is desirable to prevent under developing infrastructure and overdeveloping construction as occurred on Willis Crescent, another nightmare developed by Dream.

The increased traffic would exacerbate already problematic traffic as identified in The Willows Neighbourhood Traffic Review meeting of August 13, 2020. In addition there are frequent water trucks using Cartwright Street to access water at the SaskWater station at 3401 Clarence and Cartwright. Shortcutting is another problem as residents of Furdale cut through the Willows to access Clarence Avenue and the services in Stonebridge or to avoid many of the long slow moving trains on the CNR mainline. Those who use the proposed exit from the Willows onto Lorne Avenue are quite likely to turn back into the Willows on Cartwright Street as soon as the railway barriers go down. The only solution to this problem is the construction of a rail overpass. which Dream could help fund as was required by the City for the Developer of Smart Centres for the Freeway overpass at Clarence.

The Active Transportation Plan Final Report designates Cartwright Street part of the AAA (All Ages and Abilities) Network. The current width is too narrow to support shared bicycle and vehicle use beyond



Figure 5 - Existing and Proposed AAA Bicycle Network: Southeast

the current density. The AAA network suggests multi use separate paths, protected bicycle lanes or a bicycle boulevard. For non AAA corridors treatments include bicycle lanes, shared use lanes or traffic calming such as speed bumps and raised crosswalks. These treatments are fine for local streets but would be disruptive on roads supporting commercial zones.

7) Concerns with Recreational Areas.

In looking at the maps below it looks like the Willows is well served by parks. However, there are very few recreational spaces available to residents as the majority of the green space is taken up by golf course which requires that you play golf and pay a fee. The existing park space is the sloping ground around the pond in 601 and the ribbon park in 602.



The demand for walking trails is very high judging from the number of people out walking around the golf course before opening in May and after closing in October. There continues to be many residents using the golf course for snowshoeing, cross country skiing and tobogganing in the winter.

In examination of the new concept plan little new land is designated to parks and it is of the same type as in previous construction, either around a pond or a ribbon park of limited recreational use. The ribbon parks are not interconnected so it is impossible to do a longer circular walk or cycle without encroaching on the golf course. A late addition, presented in the video presentation, a multiuse pathway on the west side of the development actually currently exists, but greets potential users with a No Trespassing sign. This pathway serves as the driveway to the maintenance yards and the access pathway for equipment to the golf course, a

shared use which we assume will continue, making walking or cycling less safe. This pathway passes to the east side of the driving range towards the clubhouse and possible conflict with errant golf balls. It does not continue anywhere on the east side of the course and does not provide a full circle for walkers, joggers or cyclists.

A small multiuse field is added in the south adjacent to the high tension power lines. This is at the extreme edge of the subdivision far from Phase I and no parking is indicated. A park of this type would be better situated at the centre of the subdivision in block 19 for all residents to enjoy. The existing trees would make for a nice walking path and the parking lot could be used for other recreational uses compatible to the community such as tennis or pickle ball courts or even lawn bowls and bocce. Part of the parking lot could be preserved or parking would be available across the street. We are certain that this option would be received more favorably than the proposed commercial use to residents, especially in our building.

In the video presentation Dream has committed to maintaining existing trees and landscaping. This is in stark contrast to the scorched earth land clearing in 2019 where the hills were leveled, all growth removed and the skeletons of the trees piled up to rot on the northern part of what was the Islands course. I would invite Mairin Loewen, Anastasia Conly and any others involved in the DCD4 zoning decision come and look at the situation including the work done so far if they have not done so.

8) Conclusion

There are no suburban neighbourhoods in Saskatoon that have a commercial district at their core. The heart of residential districts are parks and public lands especially in an upscale development such as The Willows. This proposal by Dream is contradictory to the philosophy of sound urban planning practiced by the professionals in the City of Saskatoon Planning Department for at least the last 50 years.

I feel betrayed. Like all buyers in the eastern phase of the Willows, I was sold a quiet residential life on a serene golf course by Dundee Real Estate Asset Management (now DREAM) who is now trying to deliver a nightmare of busy traffic, visual, light and auditory pollution, and undesirable commercial development in the middle of a what was supposed to be a quiet residential and golf property. It is like starting with Beethoven's Pastoral Symphony and ending with the final movement of Ravel's Bolero.

January 15, 2021

Dear Ms Conly, re meeting Tuesday January 26, 2021. Dream Proposal regarding the Willows Golf Course Community

I am a resident of [REDACTED]

I would hope some of the questions I have can be answered before the meeting on the 26th.

In a letter dated to me Dec 16, 2020 Mr. Daryl Dawson, Manager, Development Review Section, Planning and Development, stated that Dream had submitted their proposal the previous year (2019) and that the City started to formally review the proposal earlier in 2020. I would like to know exactly when in 2020 and what were the results of the study re infrastructure, transportation (bus service?) traffic, and conformity with city planning policies. Please add all other pertinent issues relating to the development. Did the city submit questions to the developer on these topics and what were the answers as we have been kept out of the loop as residents throughout this whole process? How did the city reconcile our ownership to the planned fee simple ownership and city ownership of infrastructure on the west side of the property and east side of the clubhouse? Our neighbourhood is based on the 2003 plan approved by the city and was unique in its design and its future was to be a 27 hole golf course (when I purchased my property) with about the same number of residences on the west side as the east of the clubhouse. By the way, when was this approved by the city as the 2003 development was a 36 hole golf course with only the east side being developed?

This was the promise to us as purchasers of property at the Willows both by the developers and the city. By the time many of us decided to purchase we expected the west side development based on a 27 hole golf course (many owners previous to 2010 expected only a 36 hole development) and we expected some kind of consultative process, although not in writing, but at least as a result of good and honest business practices. Dream tore down nine holes in 2019. Did they have a permit to do so and did it not require permission from the city to proceed to the 27 hole development as foreseen by the developers and the city?

Most of the residents bought these homes because of the promise of the developers and the city. I would assume that our city council member would have been informed of the new Dream development when it was proposed to the city in 2019. Yet we heard nothing from our representative. What is

astonishing is that the city knew that the 2003 proposal was completely changed by the developers and we were condo owners which meant we owned property and shared property and infrastructure under the promise that the future development would also be shared infrastructure and they would be condo owners with the same rights and privileges as we had. This was explicitly stated in the plan and yet the city saw fit not to reach out to the residents to see if we had been consulted. The city has been studying it for a year and we are given one month. Is the city working for its residents or the developers?

The original development was Condo development because the developers wanted to be able to maintain certain standards both in design and construction which means we expected the same. This change nullifies that promise to us.

This neighbourhood is only 17 years old since its inception. While we all know change happens, this new proposal is totally different in almost all aspects to the original concept that we all invested in. Dream Corporation headquarters is in Toronto and they seem to be oblivious to our concerns and really have not given us any indication that they will restart with a new consultative process. We can only rely on our city to do the right thing and protect its residents interests. There should be a restart with a new consultative process before we go to the next step and we should have this meeting again in six months before it goes to the next stage.

I would like to add that commercial development was never to be part of our community.

Dreams assertions of financial viability for an 18 hole golf course rather than 27 is based only on what they say their consultant has told them. No one has seen any of it. It goes against industry standards which on the whole says a 27 hole golf course is the most efficient and can handle, because of crossovers, a large number of tee times. I believe the golf course was paid for by the 700 plus residences on the East side of the development. Dream obtained premium pricing for lots not only on the golf course but off the golf course. Residents that were not looking out onto the fairways paid for the ambiance of a golf course community. We bought into the neighbourhood. We pay extra fees for cleaning our streets both in summer and winter and we pay into a fund to maintain our infrastructure. The City owns only Cartwright Street that connects Clarence to Lorne. Residents in the proposed development will have fee simple lots and will not have the same construction and architectural standards. This makes no sense.

I can only restate that the process should be restarted by Dream and involve the Co-owners of this neighbourhood. The 8 Condo Corporations are

partners in the development. We expect to be treated as such!

I want to add I support fully the Waterford submission.

Sincerely, David Tkachuk



Cc Honourable Don McMorris, Honourable Bronwyn Eyre, His Worship
Charlie Clark, Councillor Mairin Loewen, Derrick Stretch, Bob Cram

[REDACTED]
Saskatoon, SK

[REDACTED]
Dec. 21, 2020

City of Saskatoon
Planning and Development Branch
222 3rd Ave. N
Saskatoon, SK
S7K 0J5

Anastasia Conly:

Re: Proposed Changes to the Willows Phase 2 Development

We are writing to you in regard to the proposed amendment put forth by Dream Development. In 2003 Dream Developments plan for the Willows involved two stages of development. The first stage is nearly complete; however, Dream is now seeking to amend the second phase, that being in the western portion of the Willows neighborhood.

We purchased our home in the Willows with the understanding that further development would be consistent with the development that has already occurred. The proposed amendment goes against many of the reasons we made our purchase.

We are in **firm opposition** to this proposed amendment for a number of reasons:

1. Allowing for the development of fee simple lots will undoubtedly negatively impact the property values of the existing condominium development. The approved development plan originally called for development of all condominium units. Allowing this change will fundamentally alter the Willows development.
2. The amended development would take away more of the golf course. Not only will this change what envisioned our neighborhood would be like in the future, it would also take away from the golfing experience. One questions whether or not the reduced golf course will remain viable for club membership should this proposal be approved.
3. This proposal would dramatically alter the environment itself. Trees will be cut down, green space eliminated, traffic increased, dramatically increase noise pollution, as well as the elimination of numerous wildlife.
4. The current plan for the Willows does not contain commercial space. There are numerous businesses that have developed just outside the Willows that are easily accessible by all. Allowing commercial businesses, and/or a possible hotel is not in line with what the plan set out and what we view our community to be. Allowing this amendment will cause increased traffic, noise, and provide for services that are not necessary.

In summary, it is our opinion that Dream Developments has put forth this plan in an **unscrupulous** manner. None of the current owners or associations were notified of this proposed amendment until the meeting was scheduled. We only heard of the meeting within seven days of its proposed date, some owners days beyond that. Our associations have had to scramble to have a voice and ultimately delay this meeting.

This amended plan dramatically alters what the Willows could look like in the future. It is not what we bought into. We purchased on the premise that any future development would be consistent with existing development. **We must express our outrage that an amendment so fundamental would be considered especially given how it was put forward by Dream Developments.**

It is our hope that the city will deny this amendment and ensure that further development on the Willows site will be consistent with existing development.

Respectfully;

Dan Konkin

Leslie Widdifield-Konkin

Community Plan Phases 1, 2, and 3

Original Development Plan

- To be done in 3 phases.
- Phases 1 & 2, after completion would keep the golf course as a 36-hole facility.
- The development of residential areas would be done within a condo structure.
- Phase 3 would reduce the golf course by 9 holes in the area west of the club house (Lakes/Islands). This area would be known as Westport. This area would be done as a condo development, which would have two entry/exits onto Lorne Ave. (No entry/exits from the phase 1 & 2 development).

Phase 3 is the area that has undergone major amendments from the original plan.

Proposed Concept Plan Amendment- The Willows

The Amendments:

- Takes out an additional 9 holes and would greatly expand the residential area in this phase.
- The lot sizes would be reduced in this area and would be done as fee-simple lots (separately titled lots).
- The two entry/exits to this area would be both off Cartwright Street (One across from Cartwright Terr and one off the traffic circle close to the clubhouse) along with these a restricted exit onto Lorne Ave from this area would be provided. However, they would be required to re-enter back into the development using Cartwright Street from either Clarence Ave or Lorne Ave.

This amendment if approved, is going to at least double the population of the Willows and force the traffic entering to use one of the current entries available.

- Another factor affecting the traffic is the rail crossing on Lorne Ave. When a train is crossing, the traffic on the South side of the crossing turn onto Cartwright Street, to access Clarence Ave where they can use the railway overpass to avoid waiting for the train to cross.
- Double the population will result in, at a minimum, a double increase in the traffic with all being forced to use Cartwright Street.
- The amendment of adding a Commercial Area which includes a hotel, retail and service providers within The Willows is another huge concern. This Commercial area is planned to be developed and located along Cartwright Street. This will add to the accumulation of traffic with no option of additional entries to our area.

I feel that with the development that has taken place in Stonebridge and Lorne Ave, we currently have ample resources to provide us the services that are being suggested (including 3 hotels).

- Another change that is concerning in the amendments, is the addition of the property along Cartwright street between the Willows and the former German Club. I realize that we can not stop development of this separate piece of land once it has been purchased, however any development of this land should be done on its own merit, including re-zoning if required.
- My last concern is the fact that Dream has already started this development. There has been large equipment brought in and a new entryway to this area has already been established across from Cartwright Terr. Once the equipment completed their work, this area was left unkept all summer with no cleanup.
- Seeing this eyesore of a mess in an upscale development was very disappointing as there are tax paying property owners that enjoy using their outside decks and backyard greenspaces. Along with this concern, it was also hazardous for people walking/jogging in the area. If a city property owner did this in another residential area, they would have been forced to clean up the area or be fined as this should be an expectation once this area amendment/rezoning had been approved.

Harry Paylor

[REDACTED]

[REDACTED]

A.KIRSTEN LOGAN

SASKATOON, SK.

Mairin Loewen, Councilor, Ward 7,

January 8, 2021

City of Saskatoon

Sent via website

Re: Proposed Willows Concept Plan Amendment

Dear Councilor Loewen,

I would like to express my opposition to DREAM's proposed "Willows Concept Plan Amendment". I have read the papers presented on behalf of the owners of [REDACTED], and I am completely supportive of the positions taken in those papers.

I cannot speak for other home owners at the Willows, but my husband and I purchased our home because of the tranquility and space provided by the location and setting of this community. The purchase of this home was the most significant financial investment my husband and I have ever made. I do not deny that we are extraordinarily fortunate to be able to own our home here, but I would be most disappointed to have the concerns of the homeowners (taxpayers) at the Willows be dismissed as privileged 'NIMBY's or residents of ivory towers refusing to recognize necessary change.

The negative effects of the proposed new development on the community aesthetic and the value of the homes at the Willows will be significant. For our part, my husband and I worked very hard during our careers to be able to purchase our home. For the City to approve DREAM's request to change the game after hundreds of residents purchased homes here at very significant cost based on the previous Plan is inappropriate and unfair. The proposed changes in the development will not be a boon to the City of Saskatoon. Adding yet another strip mall and an underutilized hotel is not, I wouldn't think, an urgent need for the citizens of Saskatoon. DREAM is obviously looking to make a considerable profit by selling more lots at hundreds of thousands of dollars apiece. I hope that Council considers more than the bottom line of this large corporation; i.e. the negative effect on taxpayers.

.....2

The entrances to the Willows are named “Residential Community and Golf Club”. That is where we purchased our homes. That is what was sold to us by DREAM’s predecessor, Dundee Developments. They would not have sold us on “Commercial Development, Hotel, Golf Course and Some Houses”.

Thank you for your attention. I urge you vote against DREAM’s Concept Plan Amendment and to encourage your colleagues on Council to vote against it as well.

Yours truly,

A. Kirsten Logan

Opposed to the Dream Concept Plan Amendment for the Willows

Submitted by: Dennis Pritchard

[REDACTED]
Saskatoon, SK [REDACTED]

We bought our home based on the original community concept plan which promised low home density, no commercial development beyond the Clubhouse/Red Barn and the resulting low traffic expectations based on these facts.

The original Willows Neighborhood Concept Plan stated the following very clearly:

- It was to be a unique 100% residential concept with lots being a minimum of 18 metres wide and 630 square meters in total area – larger than standard;
- The entire residential development was to be developed as bareland condominiums;
- No retail uses other than accessory and related to the Golf Course and Clubhouse operation and the residential community – this was explained to me as covering off the existing operations within the physical structures of the Club House (retail sales, catering, lounge, Restaurant) and the Red Barn (catering) and the activities at the golf course (driving range, golf demo days, food kiosk and cart rentals).

I do not support the requested amendment by Dream for the following reasons:

Total Development Density - the original concept plan had a total development density of 1.2 dwelling units per gross acre. We bought our home based on this low concentration of homes and low traffic expectation. This amendment changes the Total Development Density to 2.1 dwellings per gross acre. Though there may be sufficient space to accommodate the higher density, that is not the basis on which we made our decision to purchase our home;

Possible Impact on Existing Infrastructure – Currently, each association is responsible for their own infrastructure. We are concerned about the potential additional stress to our existing privately owned infrastructure systems caused by the proposed commercial development in Phase 1 and the increased density Dream is requesting in Phase 2;

Traffic – the ability of Cartwright Road to handle a larger capacity than it is currently experiencing is irrelevant. We bought our home on the basis that there would be low volumes of traffic due to the low Total Development Density and that no other commercial activity other than the Clubhouse was contemplated in the original neighborhood concept plan. This amendment request will significantly increase traffic above what we had expected when we purchased our home;

Red Barn Area – We are opposed to any development of the Red Barn area and attached parking lot located in Phase 1. The Red Barn area is the only natural bush in the entire development and provides a buffer between our condominium, Windemere Villas, and the golf course activities. Any change or destruction of this area would be a severe breach of trust on the part of Dream whose representatives at the time of our purchase guaranteed there would never be any development on this parcel of land;

Proximity of Proposed Hotel/Spa to Windemere Villas - The proposed Hotel is too close to Windemere Villas. Mr. Wallace indicates in his report that there are plans to maintain 40 – 60 metre treed separation buffer between the hotel/spa and our residential area. I take issue with his comments alleging that this is sufficient:

- 1) I estimate the height of the current trees to be approximately 1.5 times the height of our residential bungalows that face south. The Hotel and Spa will be equivalent to five stories high (when counting the roof peak). This means that at least three stories of the hotel will exceed the height of the existing trees and will be visible by all us;
- 2) Of the 11 units [REDACTED] that face south, there are four to five units at the east end [REDACTED] that have no trees between them and where the proposed hotel is to be built.

I would ask any homeowner who reads the above comments regarding the 40 – 60 metres being sufficient put it in perspective by doing the following:

- 1) Step into your backyard;
- 2) Looking directly towards your backyard neighbor, estimate where the front of their lot is. I estimate that should be 50 metres in most instances;
- 3) Now visualize a building that exceeds the height of your neighbor's house by three stories!

I would suggest no neighborhood would be in support of this being allowed based on a neighborhood plan that was sold to them indicating only residential homes.

Commercial Activity – We are opposed to any further commercial development beyond what is accommodated in the existing Clubhouse. The Stonebridge commercial area supplies adequate services for our community's needs.

I request that this amendment request by Dream be denied.

Dennis Pritchard

July 4, 2021

RE: DREAM DEVELOPMENTS PROPOSED CONCEPT PLAN AMENDMENT - THE WILLOWS

The Willows is a unique residential golf course community which is currently home to fewer than 800 residents. The area has been developed pursuant to a Neighbourhood Plan approved by the City of Saskatoon in 2003, consisting of 2 Phases. Phase 1 is nearly complete and Phase 2 is pending. Dream Developments has recently applied to the city to amend the concept plan for Phase 2. If permitted, this amendment will allow commercial development at The Willows and will more than double the Phase 2 population allowance from the existing plan.

The proposed amendment represents a major deviation from the 2003 Neighbourhood Plan many residents relied upon when choosing to purchase homes at The Willows. If allowed, it will result in lost trees, ruined views, increased noise, higher traffic and diminished property values for current community residents. The character of our neighbourhood will be significantly altered.

Of particular concern are the following items:

1. COMMERCIAL DEVELOPMENT

There is no support among Willows community residents for commercial or mixed commercial development in our quiet, residential neighbourhood. As per the City of Saskatoon Zoning Bylaw and the Official Community Plan (OCP), commercial development in a residential or golf course community is to serve the needs and convenience of the residents of that community. Every necessary service, amenity or retail option is already available, just minutes away, in Stonebridge. We have NO need for any variety of commercial development at The Willows.

2. NATURAL AREAS

The developer has already removed a number of trees in obvious preparation for a Phase 2 roadway that isn't yet approved. This is of concern, but more importantly, there is a natural woodland area surrounding the Red Barn which must be preserved. It is an integral part of our community and is regularly enjoyed by residents. Saskatoon's OCP stresses the importance of conserving natural areas and respecting important eco systems. These woods are the habitat of rabbits, deer, squirrels, chipmunks and numerous species of birds. No development should be permitted to negatively impact their environment. The developer has stated that a row of trees will be left in this area but if it is allowed to become a commercial zone, that is highly doubtful. In any case, the entire forest must be preserved, not just "a row of trees."

3. POPULATION INCREASE

The current population of The Willows Phase 1 is estimated at close to 800 people. The 2003 Willows Neighbourhood Plan allowed for 722 new residents in Phase 2. Dream's new plan, if approved, would add 7.4ha of land and reduce the size of the golf course in order to accommodate 1713 future residents, an increase of 991 from the original plan. As a result, Phase 2 would have more than double the population of existing Phase 1.

This would be a very significant change to our small neighbourhood and cannot help but create noise, nuisance, traffic and safety issues for community residents.

4. NON-CONDOMINIUM RESIDENCES

Dream's proposed concept plan amendment provides for future residential development outside of the existing condominium format. This is contrary to the objectives listed in Direct Control District 4 of the city's Zoning Bylaw. Residents of Saskatoon must be able to rely on this Bylaw. It should not be altered at a developer's request. This change may create tax inequities for current Willows homeowners and make them less competitive when the time comes to sell their property.

5. NO COMMUNITY INPUT

In its recently disclosed Power Point presentation, the developer suggests it has engaged with our community in the creation of its newly proposed concept plan. Dream alleges consultation occurred with an "Advisory Committee." We submit that this committee was not provided with the proposal now before the city and never discussed commercial rezoning at The Willows. Further, no meetings of said committee have taken place in 2020. Willows residents are represented by 7 elected condominium boards who were never consulted with respect to Dream's present proposal to amend the 2003 Neighbourhood Plan. Therefore, NO meaningful community input has ever occurred on this issue.

In view of the foregoing, Dream Developments' Proposed Concept Plan Amendment application must be denied.

From:

Kelvin Dereski

President

██████████ Condominium Association

████████████████████

Reply to The Willows Development Plan

I have been through the City of Saskatoons online display and associated YouTube video presentation from Dream. Where to start with the inconsistencies and misinterpretations!

1. This is not an amended plan but a totally new plan and should be properly presented as such.
2. **Traffic!!** This is the real **Biggy** that the City and Dream are trying to roll under a carpet until it is too late.
 - a. **Cartwright Street** – is not wide enough for the volume of traffic that will end up on this street. And it cannot be made wider in front of the 401, 404, 405 and 408 complex of condominium buildings. There is also only sidewalk on one side of this street. Currently, most pedestrians, of which there are many every day, are walking on the road. This occurs every day during the winter.
 - b. **Volume of Expected Traffic** – The latest publication from Dream only mentions the increase of traffic for their proposed hotel/spa will be offset by the removal of 9 golf holes and the golfers that would have been playing here. There is absolutely no mention of the new proposed increase of housing they are proposing and the increase of traffic from that. Going from the originally planned new housing numbers from 900 to over 1700 is an immense increase.
 - c. **Traffic Flow** – You really don't think that all the new residents from these new houses will just patiently wait for the dozens of trains that close Lorne Street every day? Very few others using that highway do. They use Cartwright Street as a cut through. And so, it can be presumed, will the rest.
 - d. **Rail Bridge on Lorne** – is the only way that traffic will not continually use Cartwright as a bypass. Let's not use the fantasy numbers and percentages that Dream dreamt up, because they failed to include the increase of the original number of adding 722 residents on the West side to the now proposed 1713 new residents on the West side and the central section of land.
3. **Commercial Development.** Why on earth would they want to place this where the Red Barn currently is – right next to and nestled up to residential areas. Why not place this on the back of Lakes 7, 8 and 9? Still close to the Clubhouse but not right on top of existing residential areas? Simple answer – the new residential areas would not be as desirable and would not sell as fast.
4. **Golf Course Configuration.** The original plan showed the new combined 9 holes to be using Bridges and Lakes with a small part of Islands (Islands has already been bulldozed for the proposed housing). Now the plan seems to be to use Bridges totally for housing and to use the bulldozed Islands for most of the golf course. Much consideration seems to be given to the distance of new housing from a previous mayor's home and someone else not known. No consideration at all has been given to distance for those of us living in 401 and 404 Cartwright Street.
5. **Property Taxes.** With the significant proposed development increase, what are the proposed/expected land taxes increase that those already living here can expect?
6. **Greenspace.** Where is the greenspace? The actual golf course space cannot be included in the greenspace allotment as that area is used for fee paying players and guests only. The golf course space is not available to the residents – except during the winter for cross country skiing and snow shoeing.

The drawings that have been shown on the City of Saskatoon sight are very far from what is truly planned. There are lakes shown where the drawings show condo building of the same size as 401, 404, 405 and 408.

Maybe if the current residents at "The Willows Residential and Golf Community" were presented with more truth, this would be a smoother process. Dream and the City of Saskatoon need to know that the current residents care deeply about this new proposal. It appears that this whole change is being rushed through all of a sudden with no proper resident discussion and is causing a lot of anger and upset.

Kathleen Chipperfield

RESPONSE TO PROPOSED CONCEPT AMENDMENT – THE WILLOWS

As residents of the Willows, we strongly object to a number of the proposed amendments to the above.

As background to our response to this proposed amendment, we wish to address the actions and behaviour of the developers with respect to the development of the west portion of the redevelopment. Quite frankly they have proven to be less than good corporate citizens who are concerned about the needs or concerns of the citizens of this area. They proceeded, a couple of summers ago, to remove numerous trees and carve a roadway into the proposed development area and then simply left, leaving it a complete eye sore with numerous large weeds growing wildly and spreading into the entire neighborhood. They have simply ignored any concerns we have tried to communicate through the manager of the golf club who is allegedly our contact with the developer. As a result, we are highly skeptical that the developer will in any way be concerned about the residents of the area and will put commercial interests ahead of any other considerations.

Our objections to the proposed development are both related to the enlarged size of the area to be developed as well as the specific proposal of the addition of commercial development and multi-use areas.

First of all, the Willows was developed and is still recognized as a residential community and golf club area. The sign to the entrance [at Clarence and Cartwright] confirms that. The addition of multiple residences and commercial development will necessarily bring in far more traffic and activity, making it into a higher and noisier traffic area rather than a quiet residential area. All of the roads are two lane roads and one must question how much more traffic they can accommodate. Furthermore, the additional extensive residential development will encroach on the green areas of this development and this creates concerns related to both climate change and the quality of life now enjoyed by Willows residents..

Secondly, the move to change the residential development from condos to fee-simple lots flies in the face of the original concept development. It creates an entirely new plan for the Willows as well as service inequities.

Thirdly, the amendment that proposes commercial and multi use development is of great specific concern. Not only does this again bring in more new traffic but also changes the entire concept of a residential development. The Willows is now well served by dense commercial development in Stonebridge which is within walking distance for most of the Willows residents. There is no need or interest in any further commercial development. The fact that a hotel or other high traffic endeavour could be part of that development will unnecessarily bring into the area completely new traffic who are completely unaware of and possibly disregarding the Willows residential concept

Furthermore, as far as we can decipher the drawings, the commercially developed area would mean the destruction of the natural forest of trees surrounding the current Red Barn. Not only is this one of the few remaining natural forest of trees in the area, it is home to many birds and wildlife. In addition, climate change is a reality that we must all face. Trees are one of the crucial natural resources we have to mitigate the effects of climate change. If you combine the loss of the trees with the increased

pollution from traffic we are creating a new and frankly unnecessary danger to the climate and any danger to the climate must never be trumped by commercial interests.

Finally if the “needs of the community residents “is a criteria to be considered, it should be clear that the residents do not want or need further commercial development as it brings no discernable advantages for residents but numerous disadvantages as noted previously . This proposed amendment stands as confirmation that the developer has no interest in the needs of the residents of the Willows not any interest in ensuring that the initial promises made to the residents are kept..

We ask that this amendment be denied

Don and Dolores Ebert

[REDACTED]

Saskatoon [REDACTED]

The Willows Development Plans Response to Changes Proposed by Dream

Additional Thoughts:

People who originally purchased properties in The Willows knew what they were getting, in terms of the development plan approved in 2003. To have that changed now, with the **removal of trees and hills...along with the views, wildlife habitat and recreation opportunities they provide...**and replacing them with commercial buildings, paved parking lots, “medium density” condo apartment buildings and extra roads...**feels like a violation of goodwill, with a negative impact on our home environment** and millions in investment.

Removal of 30-year-old trees and hills (**portion connecting new development to Cartwright Street was demolished without being part of the 2003 approved plan**). Reason given by Dream for timing...because have to remove during particular season because of nesting birds”. Then why remove more than we need to? Environmental concerns, visual “eyesore” and walking paths were damaged.

Significant concerns about **increased traffic, noise, pollution, congestion and hazards**

Question of development moving ahead, but not in good faith

Impact on natural habitat...**Birds, deer and other wildlife.**

Northwest corner of the proposed plan changes (area targeted for “medium density”) is the site of frequent crossing for deer and hunting area for hawks.

Invitation to representatives of the City Planning team, City Council and Dream to come and view the area together with a few residents of the area

Question:

If decision makers from the City, or those from Dream promoting the proposed development changes...what would their perspective be on the removal of natural spaces and wildlife, and increased congestion of buildings, roads and traffic?

Submitted by:

James Mitchell MA, CMed, CMC

Conversations Consulting

[REDACTED]

Saskatoon, SK

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

████████ Condominium Corporation Response to Dream Developments Amended Neighbourhood Concept Plan for Willows – December __, 2020

Our condominium corporation includes 129 houses at ██████████. On December 21, 2020, our Board President, Derrick Stretch, sent a letter to the City Planning Department, our Ward 7 Councillor, the Mayor of Saskatoon and our MLA that outlined some of our concerns with Dream's proposed amendment. We wanted to take the time to outline our concerns more completely, and this submission represents those thoughts.

We believe that the City of Saskatoon should reject Dream's Amended Neighbourhood Concept Plan and require Dream to engage in meaningful engagement and consultation with Willows residents before submitting another amended plan.

Culture, Scale, Standards and Density

"Place-making is the creation of a sense of place within the public realm. The City uses community-inspired design to build and preserve creative, welcoming public spaces that promote community interaction." (City of Saskatoon, Official Community Plan, page 32)

A golf course community has its own unique sense of place, and the City's Official Community Plan (page 76) recognizes this and makes provision for things like larger lot sizes and limited commercial development, if any, appropriate to a golf course. If the amended Plan were approved, it would dramatically change the very nature of our golf course community. It also appears to be contradictory to the Official Community Plan for golf course communities. We realize that neighbourhood concept plans may need to change from time to time, but this proposed amendment is massive, so much so that it is not even really an amendment, **but a new plan**.

Those of us who purchased houses here did so knowing that the 2003 Neighbourhood Concept Plan included a 27 hole golf course, no commercial development, and Phase 2 housing limited to the area **west** of the Clubhouse with similar lot sizes to Phase 1 housing. All of these features raised costs, and we paid a premium in our purchase prices for these amenities.

The amended Concept Plan proposal appears designed to destroy all of that vision and generate the maximum profit possible for Dream through a significant expansion in population and housing (including **east** of the Clubhouse), higher density housing with smaller lot sizes, and commercial development. Although Dream has stated that it wishes to foster our sense of community, their proposed amendment reveals a lack of any authentic commitment to preserving the character of a golf course community.

We are also concerned about how the amended plan would affect traffic in the community. It would more than double the planned population of Phase 2 and add a large-scale commercial development, quite possibly a 70-90 room hotel. This combination could easily triple the traffic going through the area. Dream suggests there would be a reduction in traffic for large golf tournaments, but those kinds of tournaments only happen two or three times per year, therefore any traffic reduction would be minimal.

Commercial and Mixed Use Zoning

“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.” (City of Saskatoon Official Community Plan, page 76)

Dream’s proposal for commercial development, including the possibility of a hotel, has nothing at all to do with the daily operations of the golf course or the daily needs of Willows residents.

We do not believe there is any need for rezoning to allow commercial development in Willows. We can easily and quickly access amenities in Stonebridge. The golf course also provides residents with food and beverage options, and some of the proposed new commercial establishments would compete directly with the golf course (e.g. a restaurant in the hotel). Dream states it wishes to ensure a financially sustainable golf course. If so, why create restaurants and coffee shops that would undermine that sustainability? If there is a need for spa or fitness facilities, those can be developed at the existing Clubhouse.

Fee-Simple

Dream’s proposal suggests that the new housing in Phase 2 would be fee-simple and receive full City services for services such as snow clearance, lighting, paving, etc. This approach would leave existing bare land condominiums such as ours in an economically disadvantageous situation with homeowners paying full City property taxes plus condominium fees, but not receiving full City services. The areas of Willows with full City services and no condominium fees would be more attractive financially. If Phase 2 is going to be fee-simple, then our area (and others at Willows) should be fee-simple as well, or receive some sort of property tax reduction to reflect our lower level of City services. If neither of those changes is possible, then Phase 2 should also be developed as bare land condominiums.

Environmental Concerns, Trees, Green Space

Dream’s amended plan proposal would see a great deal of golf course green space and trees turned into housing.

Infrastructure

We assume that the Willows community infrastructure for services like roads, sewage and water was built to support a Phase 2 housing development with 722 residents, not 1,713. Therefore, we have to question if the infrastructure will be adequate for this new proposed amendment. We are aware that the City had concerns about infrastructure along and near Lorne Avenue related to both the Silver Star and Crossmount developments. If infrastructure is insufficient, then what responsibility might we have as a bare land condominium if infrastructure starts to fail? We certainly feel that development decisions that may affect our infrastructure should not be our responsibility. We would ask that the City carefully assess the infrastructure risks of this expanded housing and commercial development proposal.

Views

A number of our Waterford residents have westward-looking views out past the Xena #8 hole. These are probably the best views at Willows. One sees uninterrupted rolling hills and trees far off into the distance and amazing sunsets. These homeowners paid a premium for those views.

If Dream's amended concept plan is not rejected, these homeowners will have that view interrupted by the easternmost housing proposed in Dream's plan, and they will very likely miss out on those amazing sunsets as well.

Lack of Community Input

"An important building block for creating a healthy and sustainable community is public engagement, based on authentic, open, and fair processes that are accessible and responsive to residents' concerns and interests." (City of Saskatoon Official Community Plan, page 18)

Dream has suggested that it engaged in community consultation through focus groups, an advisory committee, and a 2018 press release. One of the authors of this document participated in one of the Dream focus groups, and it did not touch upon the Phase 2 development; it focused on golf course and food and beverage operations. We also have homeowners who sat on the advisory committee, and its focus was similar. That committee also has not met since November 2019.

As for the press release, it contained a rendered image of the proposed development that was misleading. On the left side of the first image it cut off everything that would show just how far east of the Clubhouse the development expands. It also showed the Red Barn and parking lot still in existence and mentioned nothing about commercial development. In the same press release under the FAQ #4 it states: "Westhills' development will take place primarily on the west side of the course,

while existing residential zones are on the east side. The design of Westhills was completed with existing home owners in mind and ensures that all existing homes maintain their views of the course."

That quote is a misleading statement. The housing is being built all the way east to Bridges #2 hole, and some homeowners views of the course are not being maintained, at least not as they currently are.

Consequently, we maintain that Dream never engaged in any meaningful consultation with residents and certainly not "authentic, open, and fair processes that are accessible and responsive to residents' concerns and interests." The residents of 602 certainly expect the amended plan proposal will be rejected, and we would be pleased to engage in real consultation with Dream **before** they develop a different amended plan.

City of Saskatoon

222 3rd Ave N

Saskatoon SK, S7K 0J5

Attn: Anastasia Conly

Dear Anastasia

As a resident of the Willows, I am writing to you as a follow up to the letter I sent on December 10th, 2020.

First, I would like to again thank you for the quick follow up response to my letter. As well, postponing the December 15th, 2020 online public information meeting to allow more time for those that had not yet received the information package.

I have now had the opportunity to view the *City of Saskatoon Engage Page for the Willows Concept Plan Amendment Application* Video. I would like address a number of concerns I have of take away points by the presenters.

- 1) In the video, Anastasia you mentioned that construction has not begun on phase two, this was also mentioned in the 5-page written notice sent out. I would like to point out that construction has indeed begun with Dream removing trees and moving a great deal of earth for weeks, if not months, in 2019. Did Dream have a permit for this? Was the city aware that Dream had begun work on phase two? Dream then left the bare land unattended all of 2020 to become a field of unsightly weeds. Weeds that went to seed to create even more weeds in the neighborhood. Numerous attempts were made by residents, Condo Associations and Willows Golf Course management to have Dream do something about it. Dream did NOT do one thing to address the concern or the problem. Brad Zurvinski, in his presentation, spoke numerous times about serving the interests of the residents. Dream was been a very poor steward and caretaker of the raw land striped away. This is evident to this day with tall unsightly weeds which will blow into our neighborhood's, the residents Brad speaks of wanting to serve by this development.
(see photo attached)
- 2) The 2003 original development plan was approved and marketed as residential neighborhood / community for both phase one and two. Phase two was approved to have the same criteria as phase one. Over the past 17 years, homeowners have purchased homes at the Willows based on the original development plan. Increased density and commercial development now proposed was NOT part of that plan.
The density now being proposed would increase the population by approx. 60% from 1678 to approx. 2669. The main street, Cartwright Road a two-lane Street was not designed for that volume of traffic. Brad, in the presentation mentioned that by going to 18 holes there will be fewer golfers, thus less traffic. But with proposed commercial development, particularly a hotel and shops, traffic will certainly increase. As well, the increase population of 991 people will be

flowing in and out at more peak times during the day, different than golfers spread out throughout the day for tee times.

When Cartwright Road was planned it was never considered to be a short cut through way between Clarence and Lorne Avenue's by non-residents, but it has become that. Many none residents use it as short cut connector. Dream, in one of their slides, shows a blue colored collector 'A' roadway circling inside of phase two, but then it filters into Cartwright Street which is a narrow two-lane road never designed for that volume of traffic.

- 3) Commercial development as proposed beyond the golf course operation was never in the approved 2003 plan. Brad, in the presentation spoke of a hotel spa concept in keeping with golf course communities. That may be the case in resort communities, not in a residential community of Saskatoon.

Brad mention this would be unique to Saskatoon, even Saskatchewan to have a golf course, hotel and spa. Dakota Dunes is a few miles down highway 219, just without the housing. Brad speaks about how the commercial development would complement and be tailored to what residents want. Over the past month a good majority resident have voice their opposing commercial development, yet dream continues to promote it with a new glossy handout to Willows residents. Why did Dream not consult with residents better submitting the proposal? Why would residents have a need for a hotel? If Dream thinks a spa and a few shops are needed, then why not built it next to the club house, perhaps a one storey addition added to the club house that does not stick out like a sore thumb.

- 4) Brad, with Dream, speaks of the consultation with Willows residents and golf stake holders. I attended a session that was held in 2016/2017 and never was there talk about commercial develop, other than perhaps a swimming pool, tennis courts, ski trails and so on. Never once was a hotel or commercial shops mentioned.

The artist rendering, in the notice or video of the overall aerial view, **does not show commercial development** on the site proposed for commercial development. It shows no 2 or 3 storey hotel as Brad has suggested to be built and I frankly find that misleading on Dreams part.

Brad speaks of years of consultation with residents, but other than the 2016/2017 short meeting with a consultant, there has been zero contact with residents. He mentioned a focus group, that most residents have never heard of or have had input with. I recently learned that the group has not met for a year or more. So, I'm not sure who Dream is speaking to or listening to, but it hasn't been the Willows residents as a whole.

It appears Dream is wanting to maximize profit by adding commercial development at the expense of the current residents that bought into Dreams dream of a residential golf course community that the City of Saskatoon approved in 2003.

- 5) As for changing the eco environment surrounding the Red Barn area, the city should and must protect this natural sensitive fragile area and ensure a buffer zone next to it, not a hotel. There are not many like it remaining, and once it's gone, it's gone forever!

Brad mentioned they would leave a strip of trees approx. 40' there to buffer the residents. What good is a row of trees when you build a 2 or 3 storey hotel next to it? Residents didn't buy here to have a hotel in our backyard.

In closing, I'd like to thank the city and council for doing its diligence of the review process and trust it will protect the interest of all citizens.

Regards

Paul and Lois Tiessen



January 13, 2021

City Of Saskatoon

C/O Anastasia Conly, Planner

To Whom it may Concern;

RE: PROPOSED CONCEPT PLAN AMENDMENT – THE WILLOWS

In connection with the proposed concept plan amendment, we would like to provide the following comments.

We strongly oppose the concept plan amendments for several reasons as the proposed amendments will have an adverse effect on existing properties in Phase I and adversely affect the nature and the character of the neighborhood area as a whole. As residents of Phase I, we acknowledge the potential for further development as laid out in the original concept plan. However, the proposed amendments to the concept plan increases density and traffic flows through the neighborhood not contemplated in the original Phase 2 concept plan, to the detriment of current residents.

Increased Density

Density in the neighborhood will be increased significantly by three main factors:

- The replacement of low density parcels with medium density parcels
- The reduction in minimum lot sizes allowing for more lots to be developed
- The introduction of commercial parcels and activities

As stated, the estimated population of the proposed amendments will result in an additional population of 991. This represents a significant increase of 137% for phase 2 development and a corresponding significant increase of 59% in the Willows neighborhood as a whole. These are significant increases which have an adverse impact on the traffic flows and character of the entire neighborhood and represent a substantial departure from the original concept plan. The implications of this increased density are further discussed below.

Traffic flows

The access to the original Phase 2, was restricted to Lorne Avenue which would have minimized additional traffic flows through the neighborhood via Cartwright Street. The introduction of 2 access points onto Cartwright Street will undoubtedly increase traffic flows along Cartwright Street through the neighborhood. These increased traffic flows are exacerbated by the fact that, not only are additional access points being requested, but the increase in density of 137%/991 residents makes the situation that much worse than any traffic volume that may have resulted from the original concept plan. The meandering nature of the streets through the neighborhood do not properly accommodate these types of traffic patterns or volume. Further, the increase traffic flows affect the pedestrian safety of residents who currently enjoy walks through the neighborhood without much concern for personal safety due to

relatively low traffic volume in the neighborhood. More traffic results in more noise and headlights shining into residences which have obvious negative affects for quiet and pleasurable enjoyment of our residences. The relocation of access points and increase in density would also result in a significant increase in traffic along Clarence Avenue where significant congestion and delays currently exists throughout most days between Stonebridge Boulevard and Circle Drive.

While the developer has stated that traffic will be reduced by the eliminations of golf tournaments, this is a fallacy and misleading. Firstly, these tournaments do not take place year round. Secondly, even during golf season, these tournaments do not take place every day of the week. Thirdly, permitting 991 additional residents far surpasses any typical tournament size – 991 additional residents represent 247 golf foursomes – which represent 13 groups on a 18 hole shot gun start – no golf course would permit this!

Character of the Neighborhood

As noted above the increase density and traffic flow will have an adverse effect on the character of the neighborhood - totally changing the neighborhood characteristics as contemplated in the original concept plan. As a residential golf course community, large lots provide a spacious estate type feel which is the concept that many residents bought into. While the nature of the houses in Phase 2 may have the same characteristics of the current permitted housing, the fact that they are being constructed on smaller lots totally changes the golf course community/estate nature of the neighborhood.

The introduction of commercial activities also has a negative impact on the character of the neighborhood. Most, if not all, amenities and services are currently available in the existing commercial development in Stonebridge. These amenities are located within very close proximity to the Willows neighborhood - as little as 1–2-minute drive. The introduction of additional commercial services is totally opposed to the original concept plan where further commercial development was totally absent. The approval of additional commercial development, along with the additional traffic generated by these commercial activities, are diametrically opposed to not only the current residential nature of the neighborhood but also the residential nature of the neighborhood as laid out in the original concept plan.

Property Tax Implications

Currently all property owners within the Willows neighborhood do not receive all the same services as other ratepayers who hold a freehold interest in their property. Through the payment of condo fees to their respective condominium associations, Willows residents are responsible for their own street and infrastructure maintenance. Yet the property taxes paid by the residents of the Willows are not reduced in a manner which reflect this reduction in service. By allowing the phase 2 to establish freehold titles they would be entitled to the full services provided by the city but taxed at the same level as current Willows residents who are not afforded these same services. This taxation inequity and inconsistency within the same neighborhood caused by the concept plan amendment needs to be addressed.

Developer Commitment and Trust

When purchasing our residence, the character, density, quietness and concept of the neighborhood, as promoted by the developer, were major factors in our purchase decision. The concept plan was incorporated into the various condominium documents which were required to be executed at time of purchase. Our purchase decision, and those of many others residents, were based on this concept plan. The increased density, increased traffic flows and the introduction of further commercial development into the neighborhood invalidates these original purchase decision considerations. Hence not only would property values be adversely affected, but our quiet enjoyment is also affected. The only apparent circumstances which necessitate this amendment favour the land developer which allow additional revenue to be generated through increased density and further commercial development. There are no circumstances of this concept plan approval which favour the existing residents – in fact, as outlined above, the opposite is true. If these amendments are approved, the commercial interests of the developer, are being put ahead of the interests of the existing residents who bought into the original concept plan, a plan which was being sold to us by the very same developer now requesting these amendments. This brings into question the trustworthiness, reliability and integrity of the developer. The city has ultimate approvals for the nature of developments within the city limits. Approvals which should consider the rights and interests of residents and the responsibility to hold developers accountable for the commitments made to these same residents in their development plans. The city's approval in favour of the developer and the substantial changes being requested, sets a dangerous precedence for any neighborhood when purchase decisions of residents are based on those concept plans.

We acknowledge that neighborhood surveys were undertaken by the golf course, which is owned by the developer, to gauge demand for services desired by residents. However, in no part of these surveys was it indicated that, to accommodate these services, concept plans would need to be amended to allow for more commercial activities. The implication in these surveys, as they were conducted by the golf course, would have been that these services would be provided in the existing clubhouse or an expansion of the clubhouse. These concept plan amendments with respect to additional commercial service go far beyond what residents would have anticipated in their replies. The golf course has had difficulty in establishing a commercially viable restaurant within its current club house. The introduction of further commercial developments, which may suffer the same economic fate, would only tarnish the neighborhood further.

In conclusion, and as overwhelmingly supported by the majority of existing residents through the petition, we oppose this application for concept plan amendment for the reasons noted above. These amendments adversely affect traffic flows, and the character of the neighborhood as a result of increased densities, relocation of streets and introduction of commercial activities. Residents placed reliance on the original concept plan and envisioned quiet enjoyment of their property in accordance with that plan. The requested amendments to the original concept plan represent significant changes, with significant negative impact on our neighborhood and a significant departure from the original concept plan on which they reasonably placed reliance and trust. Granting approval for the amendments to the same developer who has sold lots to current residents, through their respective

builders, in the circumstances, is a violation of this reliance and trust. It puts the interest of a commercial developer ahead of existing tax paying residents.

Respectfully Submitted;

Mike & Wendy Chyzowski

[REDACTED]

TO: Anastasia Conly, Planner City of Saskatoon

FROM: Diana & Kelvin Dereski [REDACTED], Saskatoon [REDACTED]

DATE: December 9, 2020

RE: Willows Concept Plan Amendment

Kelvin and I are emphatically opposed to any and all of the amendments to the previously approved Willows development plan, as proposed by Dream.

The Willows concept plan is, and always has been, strictly residential. The new proposal represents a dramatic and unwarranted deviation from the original concept plan, including commercial, mixed commercial, major increase in residential development, reduction of green space and a further reduction in the size of the golf course. Not to mention a proposed change in taxation for new development, thereby creating a 2-tier taxation structure for this small neighbourhood.

Every one of the proposed changes would result in a decrease of existing property values, unsafe increase in traffic, and significant decrease in quality of life for the entire neighbourhood.

In short, the proposed amendments would do nothing but degrade the Willows neighbourhood for its Saskatoon residents, while benefiting a Toronto developer regretful of a past business decision.

Please add our names to the list of Willows homeowners vehemently opposed to any change in the present Dream concept plan for the Willows.

Diana & Kelvin Dereski
[REDACTED]

December 31, 2020

To: City of Saskatoon, Planning Dept., anastasia.conly@saskatoon.ca

Mayor Charlie Clark, via online submission on City of Saskatoon website

Councillor Mairin Loewen, via online submission on City of Saskatoon website

Re: Dream Developments Proposal, the Willows

We are opposed to several aspects of the Dream proposal to amend the Willows Neighbourhood Concept Plan of 2003. We are concerned at the outset that the notice from the City states that Dream is “seeking to amend the second phase, which has not begun development”; that statement overlooks the fact that certain of the proposed amendments would most harshly impact and be situated within existing development in the Willows, and would most harshly impact owners in the existing first phase of development. Our objections are as follows:

1. The most offensive proposed amendments seek to introduce commercial use in the location of the red barn (Block 19) and commercial mixed use immediately across the street from that (Block 18). The Willows has been since its inception a **residential** community, as is clearly stated on the sign at the main entrance to the community. When we moved to the Willows in 2013 to our first home in this community at [REDACTED], we as well as many if not all other buyers in the Willows received a copy of the Approved Concept Plan from 2003 (this plan was also set out on a large billboard at the entrance to the park that runs between the #602 residences until as recently as a year or two ago). We placed strong reliance on that Approved Concept Plan as it assured us that future land use would be restricted to single family detached, low density and medium density residential dwellings, and indeed that such future residential dwellings would be situated in the locations set out in the 2003 plan. It is our view that every single owner in the Willows would be adversely affected by the introduction of such commercial uses, and most certainly those owners immediately contiguous to those new uses would suffer the most: their existing rural and golf course views would be interrupted if not entirely replaced by views of commercial buildings, and they would experience much increased noise levels, all of which would be likely to make their properties difficult to sell and significantly devalued when it comes time to sell.
2. We take issue with the statement that the new commercial and commercial mixed uses “will be limited to those uses that complement the golf course and needs of community residents” and could include a “hotel, retail and service providers”. That broad descriptor could include anything from nail salons to liquor outlets to pizza parlours, none of which would be desirable in our residential community, and we are unable to think of a single example of a commercial enterprise that residents or golfers for that matter need and cannot already access in Stonebridge, a mere 2 minute drive away.
3. The proposal to develop fee simple lots is also unfair to existing owners in the Willows, and we see the following problems with that. Development within the condo plan of the existing dwellings has ensured a basic level of adherence to responsible property maintenance and landscaping, which ensures that the Willows is an attractive and reasonably well maintained neighbourhood. One has only to look at neighbourhoods such as Willowgrove and Evergreen to see the potential for problems, where although owners may have built large and expensive homes, it is not uncommon to see homes which have not been fenced or landscaped several years after being built, neglect in areas such as snow removal, lawn cutting and other necessary forms of exterior maintenance, and storage of unsightly items on driveways/in front yards. And, existing owners in the Willows would almost certainly experience devaluation of their properties, tax inequities and difficulties in selling resulting from Phase I being required to pay condo fees to maintain their infrastructure, versus new fee simple owners who would not have to pay condo fees and would presumably have their infrastructure maintained by the City.

4. Dream's proposal would increase the population of the Willows substantially from what was contemplated in the 2003 Plan. Again, this is not what existing owners signed up for when purchasing their properties in the Willows. This rise in population from 1,678 residents per the 2003 plan to 2,669 residents in the proposed amendment would very markedly increase vehicular traffic and noise within the Willows, and, because this population increase would be accommodated partly by use of smaller lot sizes, the visual appeal and uniqueness of the neighbourhood would be compromised.

In summary, it is unfair to spring these proposed changes on existing owners, most of whom, we believe, bought in the Willows on reliance on this neighbourhood remaining strictly residential. It most unfortunately appears that Dream is trying to rush this through, particularly given the timing of the notice, just before Christmas when people are busy with other things, and we have the sense that this proposal had progressed to quite an advanced stage before the general population of the Willows received any knowledge of it.

It is also very disappointing that Dream's suggestions to the contrary, there has to our knowledge been no consultation, let alone meaningful consultation, with owners, and we say this as Willows residents who have been here since 2013, firstly in Waterford Villas and now in Woodbridge II condos. The video presentation by Dream refers to an advisory committee but we have not received any information or reports from such committee. The presentation also states that in the past surveys were sent to residents, as if that somehow constituted consultation, but to our recollection those surveys dealt solely with the golf course, clubhouse use and dining options within the clubhouse. Nor, as of December 31 is there any information about these proposed amendments on Dream's website.

We understand that what happens with the new 6/7 hectare parcel is out of our control, and indeed we have been aware since moving here that as that parcel was not part of the 2003 plan, there was the potential for any type of development there. We suggest that any commercial development that Dream wishes to undertake should properly be restricted to that newly acquired parcel. In his presentation Mr. Zurevinski made several references to the need for sustainability of the golf course, and we would simply note that if Dream is trying to raise money to fund the ongoing maintenance of the golf course and common areas in the neighbourhood, that is a discussion that can take place and if it is indeed an issue for Dream, it is an issue which most assuredly has solutions much more agreeable to owners than what is proposed now.

Sincerely,

Janice Theberge and Barry Morgan, [REDACTED], Saskatoon, [REDACTED]

[REDACTED]

[REDACTED]

February 2, 2021

To: City of Saskatoon, Planning Dept., anastasia.only@saskatoon.ca
Mayor Charlie Clark, via online submission on City of Saskatoon website
Councillor Mairin Loewen, mairin.loewen@saskatoon.ca
Brad Zurevinski, GM Land for Dream, bzurevinski@dream.ca

Re: Dream Developments Proposal, the Willows

We were disappointed with the public information meeting held January 26. We do not feel that Dream or the City are acknowledging the fact that there is quite a lot of opposition to the proposals. The format of the meeting was itself unsatisfactory as “questions” were the only option, and even those did not for the most part get answered. There were frequent mentions on behalf of the City and Dream of “questions” raised by residents of the Willows; in fact, most of those “questions” are properly characterized as objections, and we have no sense that those objections have been acknowledged, let alone any assurance that the objections will carry significant weight when it comes time for Planning to make its recommendations to Council. We were most unfortunately left with the impression that this is pretty much a done deal and residents will have to learn to live with it if they want a “golf course that is sustainable well into the future” or sentiments to that effect, as that seems to be the major thrust of Dream’s justification for the sweeping amendments it is seeking.

At this time, we have two questions: (1) Will there will be a further meeting in which those in attendance can actually voice their concerns and objections, eg, via a platform such as Zoom or Webex? (2) Can you confirm whether Dream is the owner of the newly acquired 6/7 hectare parcel? (or if not, can you tell us the identity of the new owner, since presumably this would now be on record at ISC).

Also, we would like to reiterate in writing our concerns as previously raised, and emphasize that the January 26 meeting did nothing to alleviate these, which for the most part boil down to the fact that it is simply unconscionable to make such huge changes to a development plan when the people who have bought here over the last 15 plus years bought in reliance on the 2003 plan. From our perspective, the most offensive proposed amendments remain (1) the proposal to put a hotel within the Willows, especially within the existing Phase I location which never contemplated commercial or other development in that spot, along with other vaguely specified commercial development, (2) the significant population and traffic increase that would result from the proposed changes, and (3) the introduction of fee simple lots. In addition to the fact that these proposed changes would seriously impact the existing quality of life in the Willows, they will also inevitably bring adverse economic consequences for all existing owners, and most especially those owners who would have their existing views altered in ways that never would have been possible under the 2003 approved plan.

It is lastly important to stress once again that there has been no consultation, meaningful or otherwise, prior to receiving notice of the proposed concept plan amendment in December. And, as one group noted in their written submissions, the changes proposed are so extensive that they really do not qualify as amendments, rather, they are essentially an entirely new plan.

Sincerely,

Janice Theberge and Barry Morgan, [REDACTED], Saskatoon, [REDACTED]

[REDACTED]

[REDACTED]

June 19, 2021

To: City of Saskatoon, Planning Dept., anastasia.conly@saskatoon.ca
Mayor Charlie Clark, via online submission form on City of Saskatoon website
Councillor Mairin Loewen, mairin.loewen@saskatoon.ca
Honourable Bronwyn Eyre MLA Saskatoon Stonebridge-Dakota, bronwyn.eyre.mla@sasktel.net

Re: Proposed Amendments to Willows Neighbourhood Concept Plan

We have previously outlined our concerns with respect to the above, and provide the following in response to the revisions the developer has made to their original proposal as outlined at p. 2 to the City of Saskatoon Notice dated June 7, 2021 under "Changes".

Put bluntly, the developer has done very little in the way of revision that would address substantive concerns of existing Willows residents. Those of us who have bought properties in Phase I over the past 15 years did so in reliance on the 2003 plan, never contemplating that a hotel or other major commercial development could be proposed to be built in Phase I or Phase II. We are unaware of any other residential neighbourhood in Saskatoon that has been subject to a zoning change of the magnitude of what is proposed here and resulting in a major commercial enterprise such as a hotel being imposed on nearby residents. If this is ultimately permitted, it would stand as an unwieldy precedent for developers in future to apply to the City to change zoning to allow placement of commercial enterprises in close proximity to owners who bought in a desirable location in reliance on the zoning then in effect, in a residential neighbourhood, only to find out later that the developer wants to change course to include large scale commercial undertakings.

The only changes the developer has offered in relation to the proposed hotel according to the City notice would be to adjust the property lines for the hotel site to increase distance between the hotel and the residential areas, and to keep the adjacent treed area intact, changes which offer very little comfort to existing Phase I owners, the majority of whom do not want and never contemplated a hotel or any major commercial development in Phase I or Phase II. Nor do the other changes listed do anything to alleviate concerns about the significant population and traffic increases that would result, and concerns about the introduction and location of fee simple lots, all of which have been summarized on the City website under "Online Public Information Meeting/What We've Heard/Summary of Public Consultation Process".

As has been previously noted, the changes proposed are so extensive that they really do not qualify as amendments, rather, they are essentially an entirely new plan, the scope and content of which should not be imposed upon an existing and well established neighbourhood, and should not be approved by Planning/Administration.

Sincerely,

Janice Theberge and Barry Morgan, [REDACTED], Saskatoon, [REDACTED]

[REDACTED]

[REDACTED]