



PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION

Tuesday, October 26, 2021, 12:00 p.m.

Via Teleconference Hosted in the Council Chamber, Saskatoon City Hall

Commission Members:

Diane Bentley, Chair (Public)
Chelsea Parent, Vice Chair (Public)
Councillor Z. Jeffries
Alexis Bourassa (Public)
Anna Chornousenko (Public)
Donna Fracchia (Public)
Stan Laba (Saskatoon Public Schools)
Robin Mowat (Public)
Emmanuel Oladokun (Public)
Jenn Penny (Public)
Beatrice Regnier (Public)
François Rivard (Greater Saskatoon Catholic Schools)
Keira Sawatzky (Public)

Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at [Saskatoon.ca/write-letter-councilcommittees](https://saskatoon.ca/write-letter-councilcommittees). If your submission includes a request to speak, you will be contacted by a representative from the City Clerk's Office with further information.

Pages

- 1. CALL TO ORDER**
- 2. CONFIRMATION OF AGENDA**
Recommendation
That the agenda be approved as presented.
- 3. DECLARATION OF CONFLICT OF INTEREST**
- 4. ADOPTION OF MINUTES**

Recommendation
That the minutes of Regular Meeting of the Municipal Planning Commission held

4 - 7

on September 28, 2021 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1. Concept Plan Amendment and Proposed Rezoning – Rosewood Neighbourhood – From R1A to R2 District [File No. CK 4351-021-012, x4110-40] 8 - 13

A report from the Administration is provided.

Recommendation

That the October 26, 2021 report of the General Manager, Community Services be forwarded to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to the Rosewood Neighbourhood Concept Plan and rezoning from R1A to R2 District, as outlined in the report, be approved.

7.2. Concept Plan Amendment Application – Willows Neighbourhood [File No. CK 4131-26] 14 - 132

A report from the Administration is provided along with a request to speak from Tom Stack, dated October 13, 2021.

Recommendation

That the October 26, 2021 report of the General Manager Community Services be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to the Willows Neighbourhood Concept Plan, Bylaw No. 9700, the Official Community Plan, 2020 and Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in the report, be approved.

8. REPORTS FROM COMMISSION

8.1. Update of Reports to Council - October 25, 2021 [File No. CK 175-16] 133 - 133

A list of reports to be considered by City Council at its Public Hearing meeting on October 25, 2021 is provided.

The Chair will provide a verbal report.

Recommendation

That the information be received.

9. ADJOURNMENT

PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION

September 28, 2021, 12:00 p.m.

Via Teleconference Hosted in the Council Chamber, Saskatoon City Hall

PRESENT: Diane Bentley, Chair (Public)
Chelsea Parent, Vice Chair (Public)
Anna Chornousenko (Public)
Donna Fracchia (Public)
Stan Laba (Saskatoon Public Schools)
Robin Mowat (Public)
Emmanuel Oladokun (Public)
Jenn Penny (Public)
Beatrice Regnier (Public)
Keira Sawatzky (Public)

ABSENT: Councillor Z. Jeffries
Alexis Bourassa (Public)
François Rivard (Greater Saskatoon Catholic Schools)

ALSO PRESENT: Development Review Manager Darryl Dawson
Committee Assistant Penny Walter, in Council Chamber

1. CALL TO ORDER

The Chair called the meeting to order on Treaty 6 Territory and the Homeland of the Métis People. Roll call was taken.

2. CONFIRMATION OF AGENDA

Moved By: A. Chornousenko

1. That the following letters be added to Item 7.1:
 - Respond to Questions
 - Alla Sukorebra, representative for Applicant, dated September 27, 2021
 - Request to Speak
 - Justine Chapman, dated September 27, 2021;

2. That the agenda be approved as amended.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: D. Fracchia

That the minutes of Regular Meeting of the Municipal Planning Commission held on August 31, 2021 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Child Care Centre – 1631 2nd Avenue North [File No. CK 4355-021-002]

A report from the Administration was provided along with the following letters:

Respond to Questions:

Alla Sukorebra, representative for Applicant, dated September 27, 2021

Request to Speak:

Justine Chapman, dated September 27, 2021

Submitting Comments:

Justine Chapman, dated August 31, 2021

Planner Wood presented the report with a PowerPoint and responded to questions along with Development Review Manager Dawson.

Alla Sukorebra addressed the Commission regarding the matter. The childcare centre will provide an affordable daycare in the area and include up to 20 children. Parking has been provided in the rear yard. It was further noted that Provincial requirements and Zoning Bylaw requirements will be adhered to.

Justine Chapman addressed the Commission on the matter and raised concerns with noise from the proposed childcare centre.

Following discussion, the Commission was further informed on the following:

- The site is proposed to be exclusively a childcare centre;
- Current use of the site is a one-unit dwelling;
- Development regulations for childcare centres include use of the site, parking and outdoor space;
- The Zoning Bylaw does not outline the maximum number of children for childcare centres;
- The childcare centre must be licensed by the Province.

Moved By: R. Mowat

That the September 28, 2021 report of the General Manager, Community Services be forwarded to City Council recommending that at the time of the Public Hearing, the Discretionary Use Application submitted by Valeriia Osypenko, requesting approval to operate a Child Care Centre with a maximum of 20 children, at any one time, at 1631 2nd Avenue North, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licenses (including a Building Permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Update of Reports to Council - September 27, 2021 [File No. CK 175-16]

A list of reports considered by City Council at its Public Hearing meeting on September 27, 2021 was provided.

The Chair provided a verbal report.

Moved By: B. Regnier

That the information be received.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 12:27 p.m.

D. Bentley, Chair

P. Walter, Committee Assistant

Concept Plan Amendment and Proposed Rezoning – Rosewood Neighbourhood – From R1A to R2 District

APPLICATION SUMMARY

Boychuk Investments Ltd. applied for an amendment to the Rosewood Neighbourhood Concept Plan and Bylaw No. 8770, Zoning Bylaw, 2009, for land adjacent to Rosewood Drive in the Rosewood Neighbourhood. The proposed Concept Plan amendment would change the land use of the subject lands from 'Multi Family' to 'Single Family'. The proposed rezoning will provide for future subdivision and development of the parcels for one or two-unit dwellings.

RECOMMENDATION

That a copy of this report be forwarded to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to the Rosewood Neighbourhood Concept Plan and rezoning from R1A to R2 District, as outlined in this report, be approved.

BACKGROUND

The Rosewood Neighbourhood Concept Plan (Concept Plan) was originally approved by City Council in May 2008 and was subsequently amended in 2014 to include the commercial area east of Zimmerman Road. Since 2014, other amendments have been approved to facilitate minor changes in land uses and parcel layout.

DISCUSSION

Proposed Amendments

Amendment to the Rosewood Neighbourhood Concept Plan

The subject site is currently undeveloped and designated 'Multi Family' on the Concept Plan (see Appendix 1 and Appendix 2). Boychuk Investments Ltd. is proposing to re-designate a portion of the site to 'Single Family' on the Concept Plan to provide for the future subdivision and development of one or two-unit dwellings (see Appendix 3).

The proposed Concept Plan amendment will also further offset the higher density of development that was approved through a Concept Plan amendment and Zoning by Agreement in 2012 for 110 Phelps Way, located in the southwest corner of the neighbourhood.

Amendment to Bylaw No. 8770, Zoning Bylaw, 2009

Boychuk Investments Ltd. is proposing to rezone a portion of the subject site adjacent to Rosewood Drive from R1A – One-Unit Residential District to R2 – One and Two-Unit Residential District (see Appendix 4). Both the R1A and R2 Districts would provide for low density residential development in the form of detached one-unit dwellings. The primary difference between the R1A District and R2 District is that the R2 District would permit two-unit dwellings and narrower lot development than the R1A District.

Concept Plan Amendment and Proposed Rezoning – Rosewood Neighbourhood – From R1A to R2 District

Policy Review

The proposed amendments are consistent with the residential designation on the Official Community Plan Land Use Map and ensure a range of housing forms in the Rosewood neighbourhood.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

In September 2021, a notice outlining the proposed amendments was sent to registered property owners within 150 metres of the subject site, the Ward Councillor and the Rosewood Community Association. The content of this notice was also posted on the Engage Page of the City of Saskatoon website. One resident called to obtain further information on the application, no other comments were received at the time of the writing of this report.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing

APPENDICES

1. Fact Summary Sheet
2. Rosewood Neighbourhood Concept Plan Map Amendment
3. Location Plan – Proposed Concept Plan Amendment
4. Location Plan – Proposed Zoning Amendment

REPORT APPROVAL

Written by: Haven Rees, Planner
Reviewed by: Darryl Dawson, Manager of Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

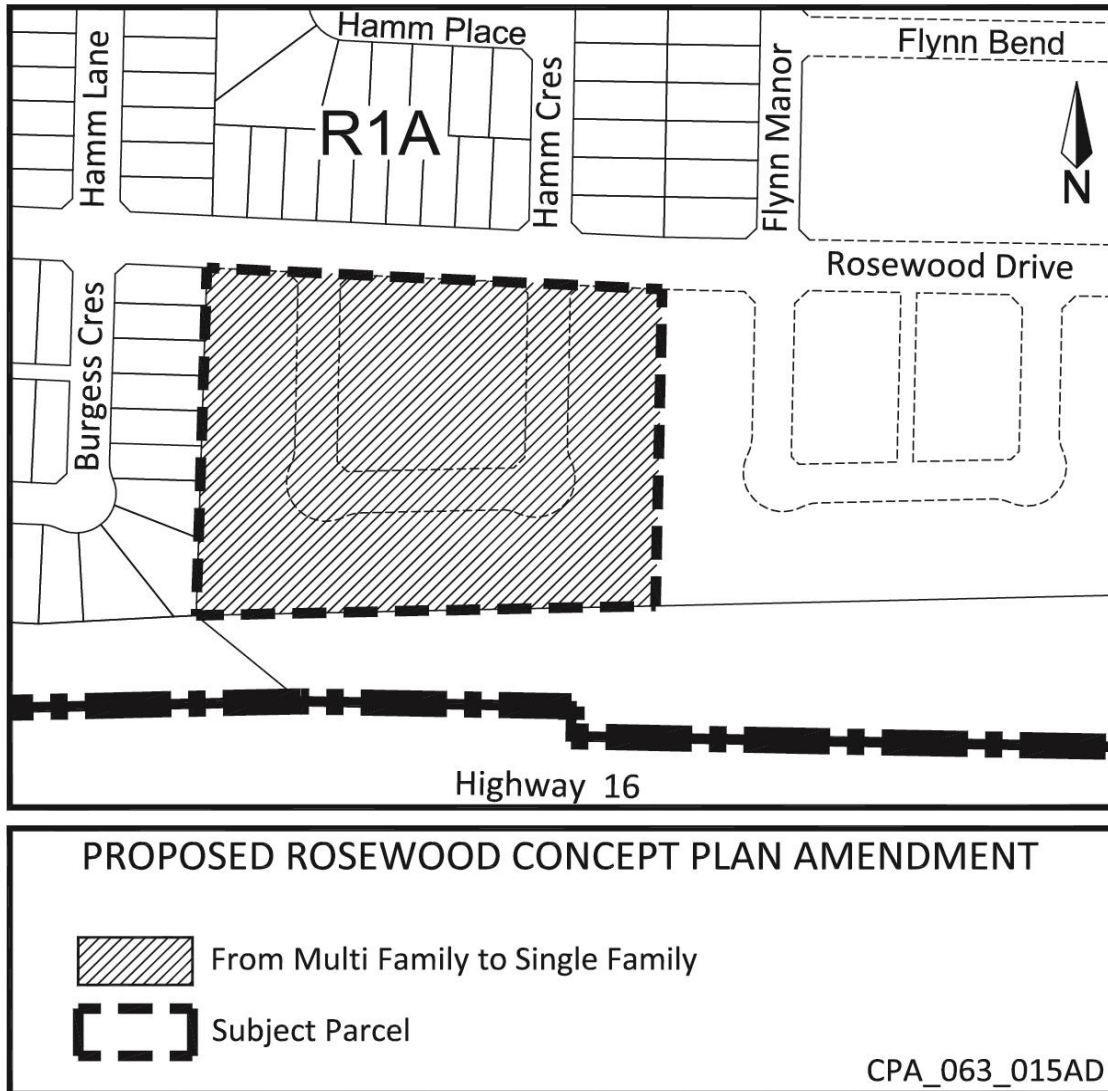
SP/2021/PD/MPC/Concept Plan Amendment and Proposed Rezoning – Rosewood Neighbourhood – From R1A to R2 District/mh

FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	NA
2. Legal Description	Prtn. of Block DD Plan 102028586
3. Neighbourhood	Rosewood
4. Ward	9
B. <u>Site Characteristics</u>	
1. Existing Use of Property	undeveloped
2. Proposed Use of Property	Low density residential
3. Adjacent Land Uses and Zoning	
North	Low density residential (R1A)
South	Buffer strip / Highway 16
East	Low density residential (R1A)
West	Low density residential (R1A)
4. No. of Existing Off-Street Parking Spaces	NA
5. No. of Off-Street Parking Spaces Required	NA
6. No. of Off-Street Parking Spaces Provided	NA
7. Site Frontage	NA
8. Site Area	2.835 ha
9. Street Classification	Local
C. <u>Official Community Plan Policy</u>	
1. Existing Official Community Plan Designation	Multi Family
2. Proposed Official Community Plan Designation	Single Family
3. Existing Zoning District	R1A
4. Proposed Zoning District	R1A & R2

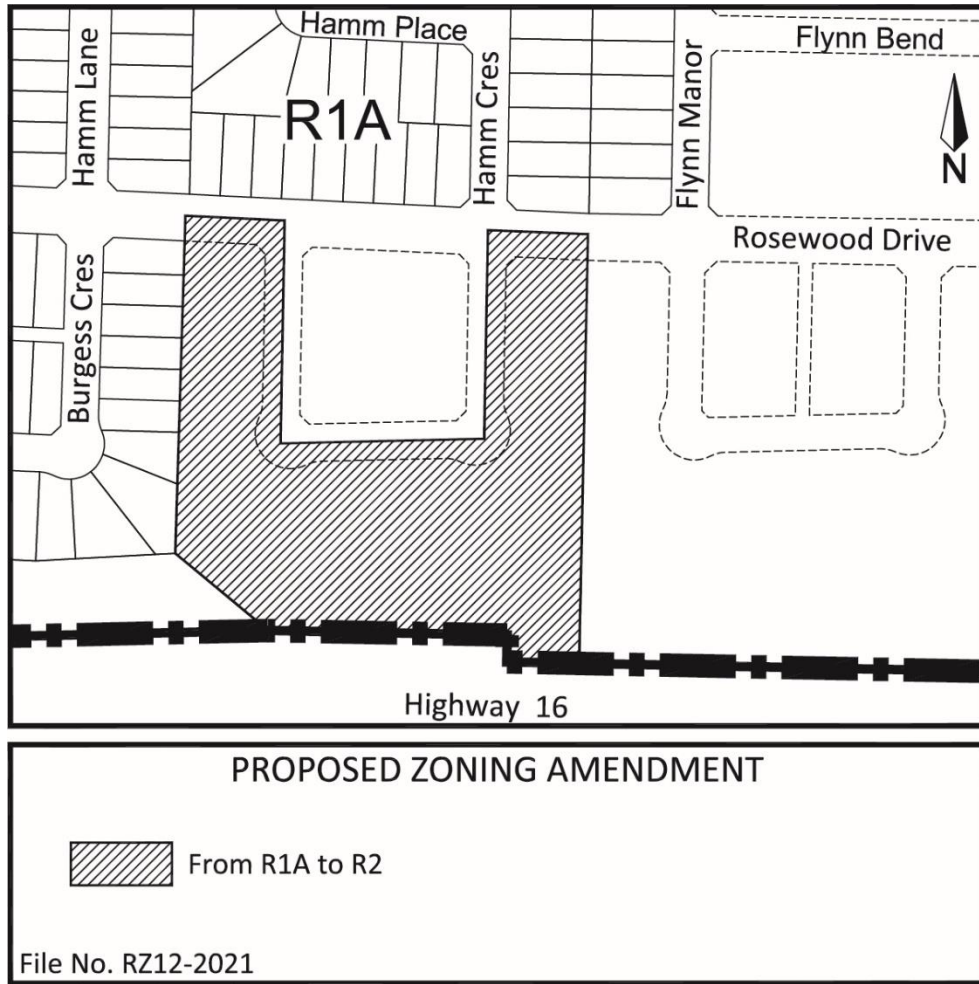
Rosewood Neighbourhood Concept Plan Map Amendment



Location Plan – Proposed Concept Plan Amendments



Location Plan – Proposed Zoning Amendment



Concept Plan Amendment Application – Willows Neighbourhood

APPLICATION SUMMARY

Dream Development Ltd. applied to amend the Willows Neighbourhood Concept Plan (Concept Plan). The proposed amendments are primarily to the western portion of the neighbourhood and provide for a reconfiguration of development sites and streets, increased residential density, the introduction of fee-simple residential lot development, the addition of municipal parks, an expanded boundary of the Willows Neighbourhood, and introduce additional commercial land uses.

The application also includes amendments to Bylaw No 9700, Official Community Plan Bylaw, 2020 (OCP) Land Use Map, a minor OCP text amendment, amendments to the Direct Control District 4 (DCD4) regulations contained in Bylaw No. 8770, Zoning Bylaw 2009 (Zoning Bylaw), and a Zoning Bylaw map amendment.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to the Willows Neighbourhood Concept Plan, Bylaw No. 9700, the Official Community Plan, 2020 and Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

In 2003, the OCP was amended to incorporate objectives and policies for golf course communities. 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.

The original development of the Willows was proposed as a unique neighbourhood, providing a lower density residential development surrounded by a privately-owned and operated golf course with associated commercial uses. When the Concept Plan was approved in 2003, the neighbourhood was required to be developed as condominiums to ensure the low-density development did not cause an undue financial risk to the City of Saskatoon (City) for increased costs of services.

DISCUSSION

Proposed Amendments

Proposed Amendments to the Willows Neighbourhood Concept Plan

Dream Development Ltd. is proposing an amendment to the existing Concept Plan which will redesign primarily the western portion of the neighbourhood (see Appendix 1). Detailed information on the proposed changes are provided in the Willows Neighbourhood Concept Plan Amendment Report (see Appendix 2) and include the following:

Concept Plan Amendment Application – Willows Neighbourhood

- 1) Remove the requirement that all residential development be incorporated as part of a condominium and provide for one-unit dwellings to be developed on fee-simple lots;
- 2) Reconfigure the golf course to an 18-hole course;
- 3) Land use changes to include:
 - Provisions for a hotel/spa and limited commercial uses on a commercial site and neighbourhood node located west of, and adjacent to, Cartwright Street;
 - Provision for municipal reserve parcels;
 - Accommodate an increase in the number of dwelling units and density within the neighbourhood while still maintaining a density below the standard for Saskatoon neighbourhoods by reconfiguring the westerly portion of the neighbourhood and providing for medium density multiple-unit dwellings in this area;
- 4) Inclusion of an additional 7.4 hectare (18.3 acres) development area adjacent to Cartwright Street referred to as the “North Development Area”;
- 5) Provision for access to the western residential area of the Willows from Cartwright Street, including access onto Lorne Avenue;
- 6) Provision for access onto Highway 219 (Lorne Avenue) with southbound left-in and northbound right-out turns;
- 7) Additional local roads developed as public right of way; and
- 8) Inclusion of signalized intersections at Cartwright Street & Lorne Avenue and Cartwright Street & Clarence Avenue.

A comparison between the current Concept Plan and the proposed changes is included in Appendix 3.

The existing Concept Plan was approved for an estimated population of 1,557 residents and the proposed amendments would increase the population of the neighbourhood to an estimated 2,557 residents (580 from the redesigned westerly portion of the neighbourhood and 420 from the inclusion of the North Development Area). A comparison between the current concept plan and the proposed changes is included (see Appendix 3). The proposed changes result in a population change from 1,557 to 2,557.

Proposed Amendments to the Official Community Plan

Section G 3.2(2)(d) of the OCP states “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”. Dream Development Ltd. is proposing the OCP be amended to permit expanded forms of commercial development including those uses that are complementary to and of a scale appropriate to the operations of a golf course and the golf course community. The proposed amendment would provide for the inclusion of commercial uses beyond the existing permitted accessory commercial uses within the DCD4, and which may serve beyond the daily

Concept Plan Amendment Application – Willows Neighbourhood

operations of a golf course or daily needs of the community. The amendment would provide for such uses as a hotel (with accessory uses), retail, office, personal service trades and other small scale uses within golf course communities.

The inclusion of the North Development Area within the Willows will also require an amendment to the OCP Land Use Map to redesignating this additional land from CP-Saskatoon Planning District to Direct Control District (see Appendix 4).

Proposed Amendments to the Zoning Bylaw

Proposed changes to the Concept Plan will require amendments to Section 13.4 Direct Control District 4 (DCD4) of the Zoning Bylaw, which regulates all development within the Willows Neighbourhood (see Appendix 5). Proposed changes include:

- 1) Reducing the minimum lot width for one-unit dwellings located on sites designated as 'one-unit dwelling' from 18 metres to 15 metres;
- 2) Reducing the maximum allowable dwelling units per acre for sites designated as 'low density multiple unit dwelling' from 17 dwelling units per acre to 12 dwelling units per acre;
- 3) Provision for a 3-metre rear yard setback for sites designated as 'low density' and 'medium density' multiple unit dwellings;
- 4) Provision for limited commercial uses on sites designated as 'neighbourhood node', including retail stores, bakeries, restaurants, photography studios, pharmacies, personal service trades, small animal grooming, art galleries, offices and office buildings, and medical clinics with a maximum size restriction of 279 m² per use with a maximum total gross floor area of 929 m² for all commercial uses combined and associated development standards;
- 5) Clarifying an existing regulation for retail uses, in conjunction with the golf course clubhouse, which restricts all retail uses to a maximum combined total gross floor area of 929 m²;
- 6) Clarifying an existing regulation for retail uses in conjunction with the golf course club house which restricts single retail uses to a maximum of 279 m²;
- 7) Provision for a limited commercial use on sites designated as 'commercial', including hotels and accessory uses such as a spa, and associated development standards; and
- 8) Clarifying an existing regulation for the types of residential uses permitted within a dwelling group on sites designated as 'low density' and 'medium density' multiple unit dwellings.

The inclusion of the North Development Area within the Willows will also require the site to be rezoned from D – Agricultural 1 District (from the Corman Park - Saskatoon Planning District Zoning Bylaw which was in place when the property was brought into the city) to DCD4 (see Appendix 5).

Concept Plan Amendment Application – Willows Neighbourhood

Policy Review

The OCP includes policies for golf course communities, with the objective of providing residents a desirable alternative type of neighbourhood while integrating residential development with an operating golf course. The intention of a golf course community is to provide for low to medium density residential development accessory to a golf course and associated commercial development. The key policy sections which support the proposed amendment include:

- Section G 3.2(2)(a):
Golf course communities like the Willows must include a maintained active golf course.

The amendments as proposed continue to ensure the focus of the neighbourhood is around a maintained golf course and associated commercial development.
- Section G 3.2(2)(b) & (c):
Neighbourhoods designed as golf course communities should be individually designed for local conditions and regulated through a Direct Control District.

The amendments as proposed restrict the uses, size and location of proposed land uses in conjunction with a direct control district. Proposed changes to residential land uses and densities align with these policies by continuing to maintaining low and medium density development. Proposed changes continue to provide for a low gross per acre density, below that of required densities for neighbourhoods referenced in the OCP.
- Section G 3.2.(2)(d):
The proposed amendment requires a change to this policy, which requires commercial development be 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. The proposed amendment includes a commercial land use (hotel) which would be considered outside of the scope of this policy.
Administration carefully reviewed this policy in consideration of the proposed amendment and determined while a hotel is of a scale appropriate to and complementary to the land use of a golf course, it is not regularly associated with the daily operations of one. The inclusion of this specific land use would be regulated under a direct control district, limiting its size and location.
- Section G 3.2(2)(e):
The proposed amendment includes provision for fee simple lots as opposed to requiring all development being the responsibility of a Bare Land Condominium Association (as required under the previous Concept Plan approval). The OCP supports the development of City-owned and maintained services in golf course communities. As part of the review of this application, Administration evaluated the costs of servicing for the proposed area (Phase 2 amendment area only) in comparison to expected tax revenues. The proposed densities and land use plan for the Phase 2 amendment area would not significantly differ from any other areas of Saskatoon; it has been determined there would be no undue financial risk to the City for increased costs of services based on the proposal.

Concept Plan Amendment Application – Willows Neighbourhood

Under *The Planning and Development Act, 2007* (PDA), City Council may consider amending a planning bylaw on the basis of a report from its Administration or upon request from a third party, such as the applicant Dream Development Ltd. Under the authority of the PDA, it is common for an applicant to seek an amendment to either the Zoning Bylaw, OCP, or both to accommodate a development proposal if the existing policies and / or regulations do not align. Changes to policies or regulations must be carefully considered by City Council, to determine if they are in alignment with the City's vision and goals.

Since the adoption of the OCP in June 2020, City Council has approved two land use map amendments requested by developers and two text amendments prepared by Planning and Development.

- Section F 2.2(4) & Section G 1.2:
The proposed land use 'Neighbourhood Node' is intended to offer a mix of residential and limited commercial development and would create a walkable shopping experience for both residents of the neighbourhood and visitors. The proposed commercial uses are complementary in type and scale to the permitted commercial accessory uses that currently exist within the DCD4 and also include uses which are not generally developed as part of a golf clubhouse (i.e. small animal grooming, bakery, art gallery, etc.).

Under OCP policies related to City Growth and Community Focal Points (Section G 1.2), Community Focal Points are designated areas where people and activities come together for commercial, recreational, cultural, residential, or other purposes. These areas should be varying in scale, density and diversity of land uses while remaining sensitive to local conditions. The proposed land use 'Neighbourhood Node' is strategically placed within the Willows neighbourhood to achieve a focal point within the community at the smallest scale of Neighbourhood Node. The node integrates commercial uses into a residential setting along a collector roadway (Cartwright Street) with enhanced landscaping provisions to minimize land use conflicts with nearby residential properties.

Technical Review of Proposal

As part of the Concept Plan amendment application process, this application was circulated to civic divisions and external agencies for review. Comments compiled during this review were submitted to the applicant for response and all items have been appropriately addressed. Outline of required work and any financial implications are included (see Appendix 6).

COMMUNICATIONS AND ENGAGEMENT

Notification and consultation were conducted with area residents and the general public, including the following:

1. The application was placed on the Engage Page in December 2020 and has been updated throughout the review. The Engage Page contained information

Concept Plan Amendment Application – Willows Neighbourhood

- on the proposed development, processes, public information meetings and developer contact information.
2. Notice of two online public information meetings mailed to all registered property owners of the Willows. Email notification was also provided to residents who had provided email addresses.
 3. Meetings with eight small community groups to hear additional concerns and comments, and to answer questions related to the application through on-line Teams meetings.
 4. Phone calls and email correspondence with residents.
 5. Notice of dates of Municipal Planning Commission and Public Hearing at City Council mailed to all registered property owners of the Willows.

The two online public information meetings were held on January 26, 2021, from 7:00 pm to 8:30 pm and June 23, 2021 from 7:00 pm to 8:30 pm via a Microsoft Teams Live event. Participants were able to submit questions and comments for City staff and the applicant, Dream Development Ltd., through an online chat feature. In addition, recordings of the meetings and a copy of the presentations have been included on the Engage Page.

Since the proposed amendments were first introduced to the public in December 2020, Administration has received a high volume of correspondence from residents of the Willows. Residents communicated through a variety of methods including phone calls, emails, letters, resident-led surveys, smaller virtual group meetings with residents and real time chat during two Teams Live information meetings in which residents were able to submit typed questions. Detailed information on the communication and engagement process is included (see Appendix 7).

Email feedback and questions were received from 116 separate email addresses. In addition, over 490 letters were received opposing the application, including seven position papers opposing the proposal, provided on behalf of condominium associations within the Willows. In some cases, residents have duplicated their expression of opposition through various forms of communications.

Several key themes emerged throughout the consultation process. The concerns brought forward by residents in all methods of communication were consistent throughout the entire consultation period and the common concerns were related to the following:

- 1) No changes wanted from the existing plan;
- 2) Concern over scale of the changes (too much of a deviation from the approved 2003 Concept Plan);
- 3) Concerns related to the hotel and spa (traffic, location, impact on views and property values);
- 4) Concerns related to transportation / traffic (impact on neighbourhood, capacity of existing infrastructure);

Concept Plan Amendment Application – Willows Neighbourhood

- 5) Concerns related to the addition of commercial uses in the Neighbourhood Node;
- 6) Concerns related to the reduction in the size of the golf course;
- 7) Concerns related to the amendment process/shortcomings of the online consultation process/developer trust;
- 8) Concerns over increased residential density;
- 9) Concerns related to introduction of fee-simple development;
- 10) Concerns over loss of green space, specifically the loss of golf course green space;
- 11) Concerns related to the impact on existing properties and property values; and
- 12) Concerns related to the impact on the red barn and the existing tree canopy.

A limited number of communications were received from residents who were in support of the proposal. Members from the general public, who were not residents of the neighbourhood, also expressed support of the application.

The engagement process resulted in changes being made to the proposal by the applicant, however, throughout the process, the vast majority of feedback remained in opposition to the proposal.

Administration provided Dream Development Ltd. feedback received following the initial public information meeting held virtually on January 26, 2021, and Dream Development Ltd. made several revisions to their proposal including:

1. 13 metre (45') lot minimum was replaced with 15 metre (50') lot minimum for one-unit dwellings.
2. The southern half of the Mixed-Use development site was replaced with Neighbourhood Node (a mix of commercial and residential adjacent to the outdoor amenity area).
3. The northern half of the Mixed-Use development site was replaced with Medium Density Multiple Unit Residential (consistent with existing medium density residential development in the Willows).
4. Proposed location of commercial development was restricted to the Neighbourhood Node.
5. Total floor area for all commercial units combined was restricted to a maximum of 929m² (10,000ft²).
6. Individual commercial units were restricted to a maximum of 279m² (3,000ft²).
7. The proposed property lines for the commercial site (proposed hotel) were adjusted to reduce the site area and increase the distance between the existing residential and the commercial site.
8. The treed area between the residential condominium, and commercial property remaining with the Willows Golf Inc., as a buffer.
9. Right-out only intersection at Lorne Avenue was proposed as a right-out, left-in intersection; and

Concept Plan Amendment Application – Willows Neighbourhood

10. Additional landscaping requirements under the DCD4 zoning district for the commercial development site and the neighbourhood node.

These changes were taken back out to the community for further feedback in a second public information meeting held virtually on June 23, 2021. Following this meeting, residents continued to express their dissatisfaction with the proposal. Dream Development Ltd. made the following additional revisions:

- The hotel/spa commercial location was moved from Block 19 (east of Cartwright Street) to the north half of Block 18, (now located west of Cartwright Street);
- Medium Density Multiple Dwelling location was moved from the north half of Block 18 (west of Cartwright Street) to Block 19 (now located east of Cartwright Street); and
- Block 19 was reduced in size to no longer include the tree bluff area.

The Concept Plan amendment from Dream Development Ltd. with the final changes was posted on the Engage Page in August 2021. An email with the final changes was also sent to residents who had provided their email address.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

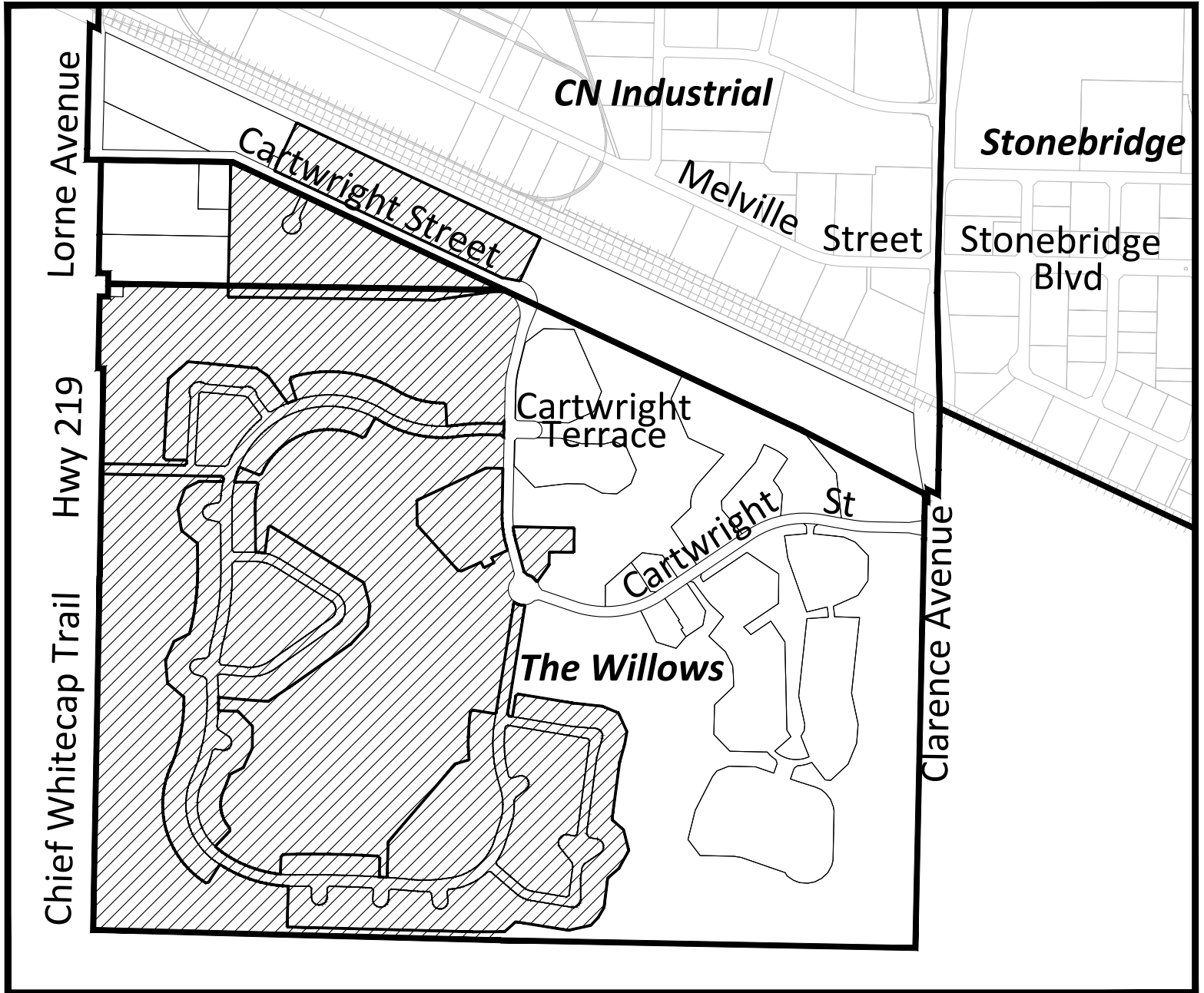
1. Location Map
2. Willows Neighbourhood Concept Plan Amendment Report
3. Willows Neighbourhood Concept Plan Comparison Map
4. Proposed OCP Amendments with Location Plan
5. Zoning Bylaw Amendments with Location Plan
6. Technical Review of Proposal
7. Engagement Summary

REPORT APPROVAL

Written by: Leanne DeLong, Senior Planner, Development Review Section
Anastasia Conly, Planner, Development Review Section
Reviewed by: Darryl Dawson, Development Review Section Manager
Approved by: Lesley Anderson, Acting General Manager, Community Services

SP/2021/PD/MPC/Concept Plan Amendment Application – Willows Neighbourhood/mh

Location Map



THE WILLOWS CONCEPT PLAN AMENDMENT



Amendment Area

The Willows Concept Plan Amendment

dream D
development



October 5, 2021

EXECUTIVE SUMMARY

Dream Development (Dream) engaged Catterall & Wright and Carrick Design to undertake The Willows Golf & Country Club and Residential Development Concept Plan Amendment. The intent was to redesign the previously approved residential development into a premium golf course community. The golf course community will offer an unparalleled style of living with a range of housing options incorporated among a quality golf course.

When fully developed, it will be home to an additional 1,697 people and will be a fully integrated golf course community, connecting to the existing development. Its physical form has been designed in a semi-circular shape extending from Cartwright Street, with meandering roadways to allow the landscape of the golf course to integrate among the residential development.

The residential and golf course design were approached collaboratively to provide a unique development and experience for residents and golfers. The golf course has been reconfigured to improve the playability and quality, while maintaining safety setbacks from the residential development. The residential development is designed to incorporate a variety of housing options, including one-unit dwellings, low density multi-unit dwellings, and medium density multi-unit dwellings. The design also includes a proposed neighbourhood node and commercial site (Wellness Hotel/Spa) adjacent to the clubhouse, offering complementary uses to the golf course patrons, residents, and visitors.

Open spaces are provided as part of the golf course, as well as park spaces strategically located among the residential developments. Residents will be able to enjoy these spaces through the multi-use walking trail, which will travel around and through the golf course, providing a number of connections to the clubhouse.

The Concept Plan Amendment is intended to enhance the Willows Golf Course and surrounding community into a premium recreational facility and golf course community.

Additional documents supporting the Concept Plan Amendment include a Natural Area Screening, Market Studies, Hydrogeological Investigation, Sanitary Flow Monitoring Report, and a Traffic Impact Study that are summarized in this report and detailed in the Appendices.

NEIGHBOURHOOD QUICK FACTS (all statistics represent Concept Plan Amendment Area, unless specified otherwise)

207.01 ha Total Area (includes all of The Willows)

51.91 ha CPA Developable Land

7.40 ha North Development Area
(included in CPA Developable Land)

1,697 Projected Population

32.70 People per hectare

776 Dwelling Units

24.92 ha One-Unit Dwellings

9.68 ha Low Density Multi-Unit Dwellings

2.05 ha Medium Density Multi-Unit Dwellings

1.21 ha Neighbourhood Node

1.21 ha Commercial

9.53 ha Roadways

3.31 ha Municipal Reserve

0.75 ha Pond within CPA



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SUPPORTING DOCUMENTS

TRAFFIC IMPACT STUDY

SANITARY FLOW MONITORING

NATURAL AREA SCREENING

THE WILLOWS PREMIUM HOUSING STUDY

THE WILLOWS HOTEL/SPA & RETAIL MARKET STUDY

HYDROGEOLOGICAL INVESTIGATION

1.0 INTRODUCTION

The Willows Golf & Country Club (the Willows), identified in the Location Plan in Figure 1.0, was originally planned as a standalone site for a golf course until 2004 when construction of a residential subdivision began, creating Saskatoon's first golf course community. As of 2021, the Willows is a 27-hole golf course with residential development, a clubhouse with meeting and banquet facilities, and pro shop. The Willows extents total 207.01 hectares (511.51 acres) and this Concept Plan Amendment for Phase 2 of the Willows projects the addition of 1,697 people to the community. The approved plan for Phase 2 of the Willows projected 697 people; however, the approved Phase 2 did not include development of the larger area to north that is referred to as the North Development Area in this report.

1.1 PURPOSE

Dream Development (Dream) is seeking approval for a Concept Plan Amendment (CPA) to the current and approved plan. Upon approval, Dream will be pursuing the development and restructuring of the golf course as outlined in the CPA. This report provides a framework for the development and reconfiguration of services including roadways, water distribution, sanitary sewer, storm water management and the open space system.

The approval of this CPA will allow Dream to proceed with the design and construction of services so the proposed phases of the Willows can be built out within the framework of this concept plan.

1.2 GOALS & OBJECTIVES

The Willows is a Golf Course Community that will offer a unique recreational and wellness lifestyle to its future and existing residents. The reconfiguration of the site is intended to enhance the Willows Golf Course into a premium recreation facility for Saskatoon and its visitors. The CPA aims to achieve the following objectives within its detailed golf course and community design:

- Provide a premium recreation destination for golfers in Saskatoon and surrounding communities;
- Provide diverse leisure and wellness activities for both residents and visitors;
- Increase the quality and experience for homeowners and visitors;
- Preserve and build on aesthetic value of the existing community and built environment;
- Offer a variety of housing options for future residents;
- Provide a built environment that considers non-vehicular modes of transportation within the neighbourhood; and
- Ensure public spaces within the neighbourhood are functional and inclusive to all users, including non-golfers.

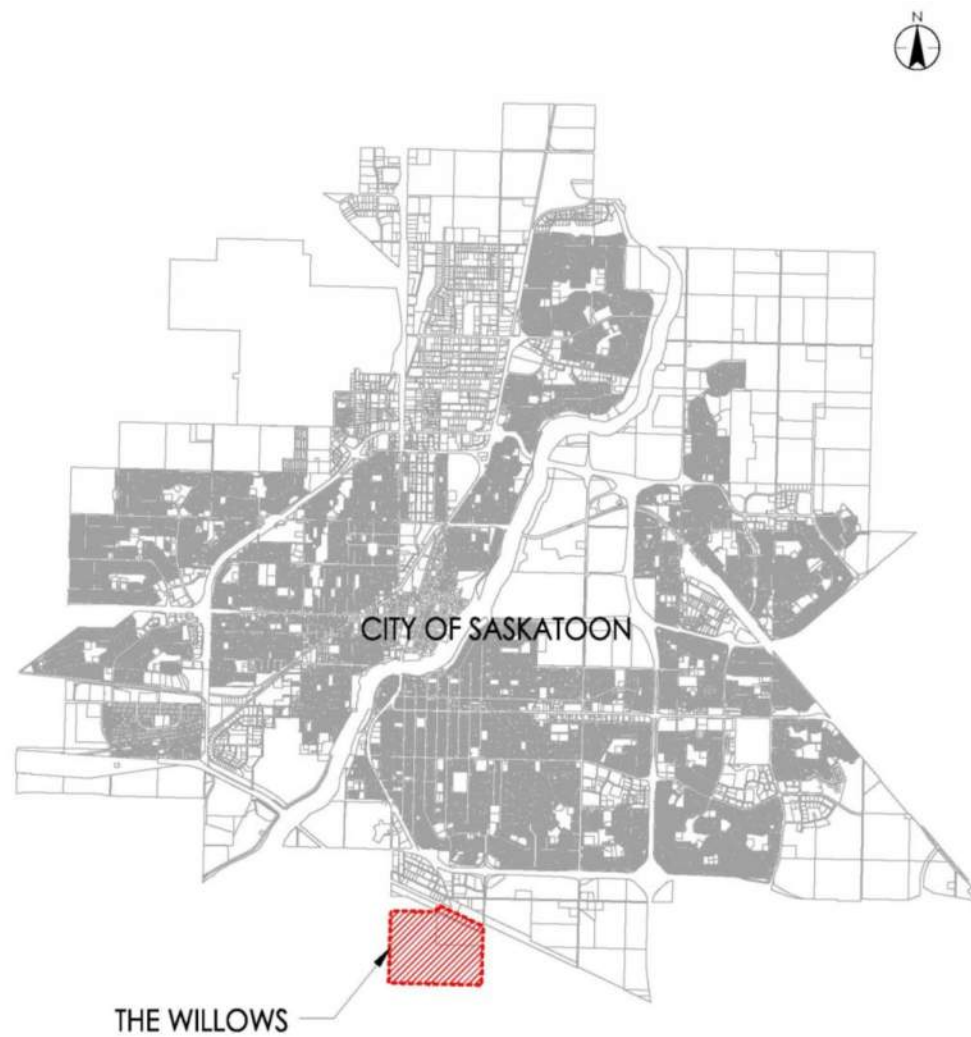


Figure 1.0 Location Plan

2.0 BACKGROUND

2.1 LOCATION & AREA

The Willows Neighbourhood is located on the southern edge of Saskatoon (refer to Figure 1.0 Location Plan). The 207.01 ha site is situated south of the CN Industrial area, east of Lorne Avenue and west of Clarence Avenue. The proposed CPA is located on the west side of the Willows. To the northeast of the site is the Stonebridge neighbourhood and shopping centre.

The CPA area is a minor deviation from the approved border between Phase 1 and Phase 2 of the Willows. One Unit Dwellings in the southeast, as well as the medium density multi-family parcel north of the clubhouse are currently within the original Phase 1 of the Willows.

2.2 LAND OWNERSHIP

The CPA area is predominantly owned by Willows Golf Incorporated. In addition to this area, the CPA area also includes a triangular shaped parcel in the north bordered by Cartwright Street. This parcel is owned by 102105352 Saskatchewan Ltd.



- The Willows Approved Phase Boundary
- Approximate Boundary Deviation (See Figure 3.0)

2.3 EXISTING LAND USES

The existing land use is part of the 27-hole golf course and clubhouse within the Willows Golf & Country Club. Eighteen of the total 27 holes are currently amongst the CPA area. Additionally, there are golf course maintenance buildings at the extreme northwest part of the area.

2.4 ADJACENT LAND USES

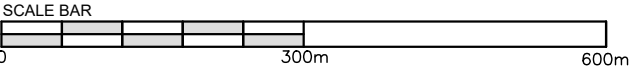
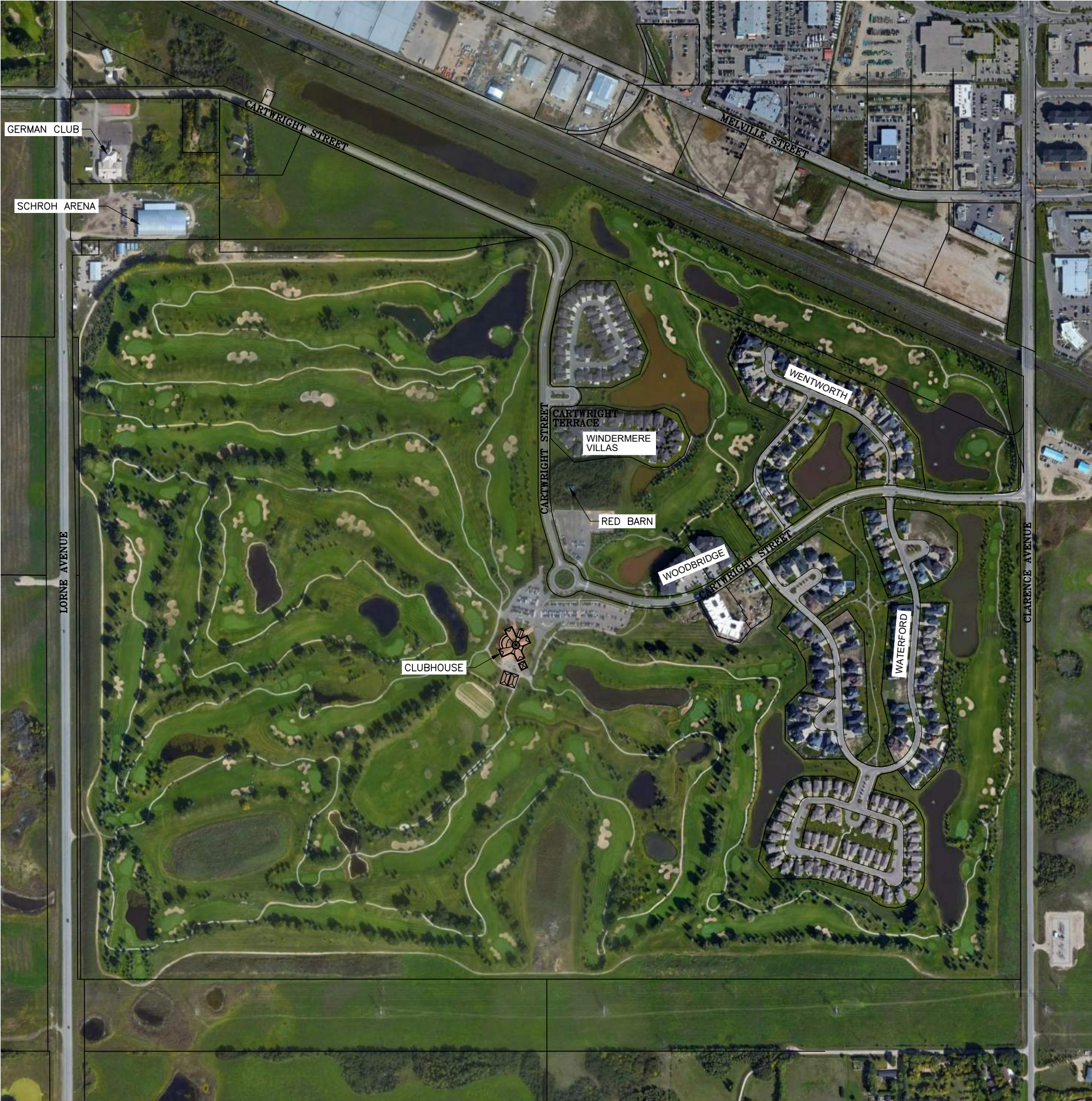
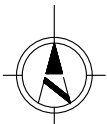
To the north of the CPA area is the South Development Area (SDA), which was annexed into the City of Saskatoon in September of 2015. This portion of the SDA includes the Schroh Arena, a community centre, and two residential acreages. Bordering the northern part of this portion of the SDA is Cartwright Street and the CN Rail line.

The CPA area is bound to the west by Lorne Avenue, with agricultural land and the organized hamlet of Furdale further west. Lands to the west of Lorne Avenue are within the Rural Municipality of Corman Park. To the east of the CPA area is the existing Willows Golf Course and residential communities (Phase 1). South of the CPA area is privately owned agricultural land. Refer to Figure 2.0 Existing Land Use.



The Willows: Concept Plan Amendment Area





3.0 CONCEPT PLAN AMENDMENT

3.1 DESIGN RATIONALE

The CPA proposes a reconfiguration of the previously approved residential development plan with large lot and multi-family homes, commercial (Wellness Hotel/Spa) and neighbourhood node development which builds on the community focal point around the existing clubhouse, all of which will be carefully integrated with a premium 18-hole golf course.

The Willows, Saskatoon Premium Housing Study was conducted by Consumer Strategies Group for the purposes of establishing the demand for large lot style homes in Saskatoon. The study determined there is an unsatisfied demand for large lot homes. The wider and larger lots planned at the Willows will help fulfill this demand.

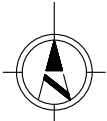
The design provides a complementary housing style to the unique golf course amenity it is designed within. Both the golf course and neighbourhood designs were completed simultaneously to provide a cohesive layout and high-quality plan.

Careful thought and consideration went into the design of the CPA. The goal is to retain as many existing, quality golf holes as possible and to rebuild and redesign new hole layouts to achieve a premium golf course community. The CPA was planned so that development may be phased over time and to minimize disruption to the golf course during construction periods. Many of the existing trees will remain untouched, however, the development will require that some be removed. It is estimated that approximately 740 trees require removal to accommodate the CPA. The development will see approximately 1,450 new trees planted within the new golf course layout and within residential lots. Additionally, many more will be established in landscaping/buffer strips as part of multi-family and commercial sites. Some of these sites have existing trees which builders will be encouraged to incorporate into site design.

Planning a residential development within a golf course serves as a recreational amenity for local residents and surrounding area. A golf course integrated with the development creates an attractive setting and enhanced value for homes in the area. The proximity to recreational activity and greenspace will contribute to a healthy lifestyle.

The CPA offers a similar lifestyle and housing product as the existing Willows development, with minor variations. These include:

- A commercial site (Wellness Hotel/Spa) and neighbourhood node site adjacent to the clubhouse, enhancing the area as a focal point and providing walkable amenities.
- Introduction of municipal reserve spaces and playground/sporting amenities.

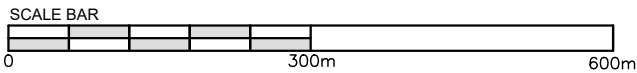


LEGEND:

- CONCEPT PLAN AMENDMENT AREA
- ONE UNIT DWELLINGS
- LOW DENSITY MULTIPLE UNIT DWELLINGS
- MEDIUM DENSITY MULTIPLE UNIT DWELLINGS
- COMMERCIAL
- NEIGHBOURHOOD NODE
- MUNICIPAL RESERVE
- LANDSCAPED STRIP



STORM WATER POND



3.2 MARKET DEMAND STUDY

3.2.1 Residential Market

The Willows, Saskatoon Premium Housing Study (Study) by Consumer Strategies Group, conducted in 2017, reviewed the demand for large lot style homes in Saskatoon. The study reviewed the economics and housing trends of Saskatoon and Saskatchewan.

At the time the study was completed, there were four markets in Saskatoon offering large lot style homes: the Willows, Greenbryre, Rosewood and Evergreen. Rosewood and Evergreen have only remnant supply of these types of homes. Greenbryre has a larger inventory, however; absorption rates have been higher than market expectations which warrants more demand for this product.

The Study reviewed the inventory and absorption volumes of large lot style product in the four existing developments within Saskatoon. The results indicated an unsatisfied demand for large lot style product, supporting the Willows CPA.

3.2.2 Commercial Market

A market demand assessment was completed by Urbanics Consultants Ltd. in 2021, focusing on a Nordic Spa and Wellness Hotel, as well as retail uses. Assumptions for the hotel included 120 rooms, a spa within the hotel, a 100 seat restaurant, and 4,500 sq.ft. of meeting room space. Key findings from the study include:

3.2.2.1 Hotel

- In 2018, Saskatoon captured 21% of Saskatchewan's visitors (>2.7M visits).
- In 2018, there were approximately 1,085,000 overnight visitors, 33% of which stayed in commercial accommodations.
- Of 18 Saskatoon hotels ranging in class from midscale to upscale, the average number of rooms per property is 151.
- Given the hotel's proximity to the Willows Golf Course and Clubhouse, it is anticipated that much of the demand will stem from the leisure segment.
- Local competition of similarity includes the Damara Day Spa which has two locations within the Home Inn & Suites in southern Saskatoon as well as the Delta Bessborough in downtown Saskatoon. There are currently no hotel properties with outdoor Nordic/thermal treatments in Saskatoon.
- The proposed hotel is projected to reach occupancy of 63.3% with some 27,742 occupied room nights by 2028. Typical occupancy rates for Canadian hotels across all seasons is between 50% and 80%.

3.2.2.2 Nordic Spa

- The global spa market is projected to grow at a rate of 5.7% during 2018 to 2023.
- The Willows is well suited to capture spa demand from surrounding residents, as well as same-day and overnight leisure-based markets in the region.
- There are few spas in Saskatchewan considered competitive to the proposed Nordic Spa – The existing Sun Tree Spa at Temple Gardens Hotel & Spa in Moose Jaw is considered the most comparable to the proposed Nordic Spa. In Canada there are only a few Nordic Spas outside of Quebec. This includes the Kananaskis Nordic Spa in Alberta which opened in 2018 and the Thermea Nordik Spa-Nature in Manitoba which opened in 2015.
- The Nordic Spa is forecasted to experience 47,000 visitors by its third year of operation, of which 52% are anticipated to be hotel guests staying overnight.

3.2.2.3 Retail

- The trade area population is expected to grow from 1,840 people in 2020 to 3,800 people in 2036.
- The Total Retail Opportunity suggests there is market support for 7,700 sq.ft. of leasable area in 2026, expanding to 14,500 sq.ft. of leasable area by 2036. Retail opportunities investigated in this analysis include:
 - o Department Store / Specialty Type Merchandise (eg. Pharmacy, pet food store, clothing shop)
 - o Food and Beverage Stores (eg. butcher, bakery, chocolate shop)
 - o Eating and Drinking Places (eg. Fine dining establishments, coffee shop)
 - o Service-Commercial (eg. Drycleaning, tailoring, hair stylists)
- Additional retail opportunities exist in quasi-retail form, including professional services such as doctors, physiotherapists, dentists, veterinarians, real estate agencies, etc. These quasi-retail services display demand for up to 1,450 sq.ft. by 2036, which increases the Total Retail Opportunity by an additional 10%.

3.3 LAND USES

3.3.1 Residential

As noted in Section 3.2, there is adequate demand in Saskatoon for large lot style housing. The Willows age group demographics currently consists of all age groups; however, it is largely driven by age cohorts of 50+. To supply the market with various types and sizes of dwellings catering to varying groups, the proposed residential development includes:

- One-Unit Dwellings consisting of 24.92 ha (61.58 acres). In the DCD4 Zoning District, this is a permitted use. Table 3-3 displays the developer's estimation of 293 units at a density of 11.8 units/ha (4.8 units/acre).
- Low Density Multi-Unit Dwellings and Dwelling Groups consisting of 9.68 ha (23.92 acres). In the DCD4 Zoning District, this is proposed as a permitted use that will facilitate a density of up to 12 units/acre (in the existing DCD4, the density is set higher at up to 17 units/acre). Table 3-3 displays the developer's estimation that this land use will produce 174 units at a density of 18.0 units/ha (7.3 units/acre). This land use may include one-unit, semi-detached, townhouse, and multiple-unit dwellings as part of a dwelling group.
- Medium Density Multi-Unit Dwellings and Dwelling Groups consisting of 2.05 ha (5.07 acres). In the DCD4 Zoning District, this is a permitted use that facilitates a density of up to 50 units/acre. Table 3-3 displays the developer's estimation that this land use will produce 159 units at a density of 77.8 units/ha (31.5 units/acre). This land use may include semi-detached, townhouse, and multiple-unit dwellings as part of a dwelling group.
- Neighbourhood Node consisting of 1.21 ha (2.99 acres). This use is proposed as being added to the DCD4 Zoning District. Table 3-3 displays the developer's estimation that this land use will produce 149 units at a density of 123.5 units/ha (49.9 units/acre). Section 3.3.3 describes the Neighbourhood Node in further detail, and Section 4.3 describes the DCD4 zoning bylaw amendment in further detail. This land use may include limited retail uses (limited in size and in type) and medium density multi-unit dwellings.

3.3.2 Commercial (Hotel/Spa)

North of the clubhouse and adjacent to the Neighbourhood Node is a 1.21 ha proposed commercial site (see Block 18 on Figure 3.0). The vision of this future commercial site is for a Wellness Hotel and Nordic Spa. Other commercial uses may include those accessory to a hotel, such as retail, restaurant, lounge, pools, meeting and banquet facility, and other accessory uses permitted in the DCD4 zoning district. These accessory uses are consistent with those currently permitted in the DCD4 zoning district.

For context, there are several examples in Canada of which golf course communities are integrated with hotel accommodations and associated amenities. Some of these examples include:

Bear Mountain Resort Community, Victoria, BC includes a mix of residential development densities, hotels, spa, and various other commercial amenities.

Predator Ridge, Vernon, BC includes low density residential, hotel, and various other commercial amenities.

Cobble Beach, Owen Sound, ON includes low density residential, hotel, and spa.

Crown Isle, Comox Valley, BC includes a mix of residential development densities, hotel, and various other commercial amenities.

Fairmont Springs Resort, Fairmont, BC includes a mix of residential development densities, hotels and villa rentals, and various other commercial amenities.

3.3.3 Neighbourhood Node

To the north of the clubhouse and south of the proposed commercial (Wellness Hotel/Spa) area is a 1.21 ha (2.35 acre) Neighbourhood Node parcel. The Neighbourhood Node will facilitate mixed use development which may include a limited range of commercial uses that are compatible with residential land uses and which are intended to serve the needs of residents within a neighbourhood. The intent of this parcel is to provide for further commercial amenity uses located in the central area of the Willows, while integrating residential development. Recognizing that the Willows is a low density golf course community, the Neighbourhood Node commercial uses must be planned at an appropriate scale, whether they be stand-alone or integrated with a residential building (eg. Commercial at grade with residential above). The DCD4 Zoning District will require amendment to limit the type of commercial uses on this parcel. These uses would be limited to a size of 3,000 sq.ft (279 sq.m) per commercial unit, for a combined maximum total of 10,000 sq.ft (929 sq.m). of commercial development on the Neighbourhood Node parcel. The size restrictions mirror what currently exists for retail uses at the clubhouse. Limited commercial uses include:

- Retail
- Medical Clinics and Pharmacies
- Office and Office Buildings
- Restaurants
- Personal Service Trades
- Bakery
- Small Animal Grooming
- Art Galleries

The Official Community Plan outlines provision for Community Focal Points, and within this framework, Neighbourhood Nodes.

Community Focal Points...“are designated areas which contain increased levels of activity within the City. This may include commercial, institutional, and recreational amenities or services, and higher density residential developments served by the transportation network. They are intended to include a mix of land uses in a concentrated area. Community Focal Points can vary in size and scale, and include Urban Centres, District Villages, and Neighbourhood Nodes. This hierarchy recognizes that all local contexts are not the same and that varying scales of development opportunity, mix of uses, and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to the surrounding neighbourhood(s).”

Drawing on the provision for **Neighbourhood Nodes** within **Community Focal Points**: “Land designated as Neighbourhood Node has the potential for a mix of low density residential, commercial, institutional, and community uses that are compatible within a neighbourhood setting. Neighbourhood Nodes serve the basic needs of the surrounding one to three neighbourhoods, providing a focal point of commercial development. These are to be walkable, pedestrian-friendly sites typically located near major intersections and served by collector streets.”

The Neighbourhood Node parcel builds on the clubhouse and surrounding area by providing a more complete Community Focal Point. It is recognized that the Willows uniqueness warrants an equally unique strategy to respect the context of a low density golf course community. Therefore, the CPA proposes very specific regulations on the Neighbourhood Node Parcel, including a list of permitted commercial uses accompanied by maximum size square footage per use/bay and maximum total square footage for the entire parcel. For clarity, the Neighbourhood Node is only one designated parcel. It’s rationale according to the OCP is strengthened when viewed in the larger context of the adjacent residential, commercial (Wellness Hotel/Spa), and clubhouse.

3.4 LAND USE STATISTICS

Land uses for the existing Willows and proposed development are displayed in the tables below, as per the following:

- Existing Willows (Phase 1) – Table 3-1
- Existing Willows (Phase 1) combined with original proposed Willows (Phase 2) – Table 3-2
- Existing Willows (Phase 1) combined with current proposed Willows CPA (Phase 2) – Table 3-3

Table 3-1 Existing Willows Ph.1

The Willows Land Use Statistics - Existing Ph.1							
Land Use	Hectares	Acres	%	Units/Ha	Units	People/Unit	Population
Willow Glen - 201 Cartwright							
One-Unit Dwellings	2.02	4.99	0.98%	17.82	36	2.8	100.8
Roadways	0.37	0.91	0.18%				
Total	2.39	5.91	1.15%		36		100.8
Windermere Villas - 301 Cartwright							
One-Unit Dwellings	1.64	4.05	0.79%	17.68	11	2.8	30.8
Low Density Multi-Unit Dwellings (Group)					18	2.2	40
Roadways	0.31	0.77	0.15%				
Total	1.95	4.82	0.94%		29		70
The Woodbridge - 401 & 405 Cartwright							
Medium Density Multi-Unit Dwellings	0.88	2.17	0.43%	73.86	65	1.6	104
404 Cartwright							
Medium Density Multi-Unit Dwellings	0.47	1.17	0.23%	82.45	39	1.6	62
408 Cartwright							
Medium Density Multi-Unit Dwellings	0.43	1.07	0.21%	73.90	32	1.6	51
Wentworth - 501 Cartwright							
One-Unit Dwellings	4.42	10.92	2.14%	9.28	41	2.8	114.8
Roadways	0.76	1.88	0.37%				
Pond 2 (Residential Pond)	1.20	2.97	0.58%				
Total	6.38	15.77	3.08%		41		114.8
Waterford - 602 Cartwright							
One-Unit Dwellings	11.34	28.02	5.48%	11.38	121	2.8	338.8
Low Density Multi-Unit Dwellings (Group)					8	2.2	18
Roadways	2.70	6.68	1.30%				
Open Space (Waterford Park)	2.33	5.76	1.13%				
Total	16.37	40.45	7.91%		129		356
Roadways							
Cartwright St (from Clarence Ave to bend north of Willow Glen)	3.34	8.25	1.61%				
North Development Area	6.40	15.81	3.09%				
Golf Course (including holes, ponds, driving range, and clubhouse)	168.39	416.09	81.34%				
TOTAL	207.01	511.52	100.00%		371		860

Table 3-2 Existing Willows Ph.1 and Original Proposed Ph. 2

The Willows Land Use Statistics - Original Ph.2							
Land Use	Hectares	Acres	%	Units/Ha	Units	People/Unit	Population
EXISTING DEVELOPMENT (PH 1)							
One-Unit Dwellings	19.42	47.99	9.38%	12.10	209	2.8	585
Low Density Multi-Unit Dwellings (Group)					26	2.2	57
Medium Density Multi-Unit Dwellings	1.79	4.41	0.86%	76.15	136	1.6	218
Residential Pond	1.20	2.97	0.58%				
Open Space (Waterford Park)	2.33	5.76	1.13%				
Local Roadways	4.14	10.23	2.00%				
Roadways (Cartwright St from Clarence Ave to bend north of Willow Glen)	3.34	8.25	1.61%				
Total	32.22	79.61	15.56%		371		860
ORIGINAL PHASE 2 DESIGN							
Residential							
One-Unit Dwellings	10.45	25.82	5.05%	12	125	2.8	351
Low Density Multi-Unit Dwellings (Townhouse)	6.29	15.54	3.04%	25	157	2.2	346
Total Residential	16.74	41.37	8.09%		283		697
North Development Area	6.40	15.81	3.09%				
Roadways	2.86	7.07	1.38%				
Golf Amenities							
Course (including holes, ponds, and clubhouse)	144.52	357.12	69.81%				
Driving Range	2.54	6.28	1.23%				
Total Golf Amenities	147.06	363.39	71.04%				
Open Space	1.14	2.82	0.55%				
Pond within Residential	0.59	1.46	0.29%				
TOTAL (ALL WILLOWS)	207.01	511.52	100.00%		654		1557

Table 3-3 Existing Willows Ph.1 and Proposed CPA Ph. 2

The Willows Land Use Statistics - Proposed Ph. 2								
Land Use	Hectares	Acres	%	Frontage (m)	Units/Ha	Units	People/ Unit	Population
EXISTING DEVELOPMENT (PH 1)								
One-Unit Dwellings	19.42	47.99	9.38%		12.10	209	2.8	585
Low Density Multi-Unit Dwellings (Group)						26	2.2	57
Medium Density Multi-Unit Dwellings	1.79	4.41	0.86%		76.15	136	1.6	218
Residential Pond	1.20	2.97	0.58%					
Open Space (Waterford Park)	2.33	5.77	1.13%					
Local Roadways	4.14	10.23	2.00%					
Roadways (Cartwright St)	3.35	8.28	1.62%					
Total	32.23	79.65	15.57%			371		860
PROPOSED PHASE 2 DESIGN								
Residential								
One-Unit Dwellings	24.92	61.58	12.04%	4960	11.8	293	2.8	820
Low Density Multiple Unit Dwellings	9.68	23.92	4.68%	825	18.0	174	2.2	383
Medium Density Multiple Unit Dwellings	2.05	5.07	0.99%	273	77.8	159	1.6	255
Neighbourhood Node	1.21	2.99	0.58%	104	123.5	149	1.6	239
Total Residential	37.86	93.55	18.29%			776		1697
Commercial	1.21	2.99	0.58%	56				
Roadways	9.53	23.55	4.60%					
Municipal Reserve	3.31	8.18	1.60%					
Golf Amenities								
Course (includes all holes and ponds)	118.56	292.96	57.27%					
Driving Range	3.56	8.80	1.72%					
Total Golf Amenities	122.12	301.76	58.99%					
Residential Pond (#5)	0.75	1.85	0.36%					
TOTAL (ALL WILLOWS)	207.01	511.53	100.00%			1147		2557
MR CALCULATION								
Developable Land	51.91	128.27						
MR Required @ 10%	5.19	12.83						
*Area includes pond north of North Development Area (#20)								
*Frontages displayed are civic								

3.4.1 Neighbourhood Parks

Neighbourhood parks have been incorporated into the plan and will include play structures where appropriate to provide recreational opportunities for children. The parks will be integrated within the residential development and will be supplemented by a multi-use pathway system, accessed at numerous points throughout the neighbourhood. Four parks in the CPA area represent 3.31 ha (8.18 acres) of Municipal Reserve. Additionally, the Willows has an abundance of non-designated open space including a perimeter walking track, the golf course, and various open spaces within existing Phase 1.

The MR furthest to the northwest is 0.26 ha and is to function as a pocket park which can facilitate a play structure, passive recreation, and aesthetic appeal.

The MR surrounding P5 is 1.02 ha and can accommodate passive recreation, a play structure, and aesthetic appeal.

The MR furthest to the south is 0.83 ha and has been sized appropriately to facilitate both a play structure and a half sports field (50m x 60m).

The MR on the east side of the CPA area is 1.19 ha and is to function as a linear park, providing recreational and non-recreational walking, running, bicycling, cross country skiing and wheelchair travel. This park is also ideal for people to enjoy natural features and for sitting/picnicking.

The neighbourhood is connected by sidewalks/pathways to other parts of the city via:

- The sidewalk from the east end of Cartwright Street connecting to the sidewalk on the west side of Clarence Avenue
- The proposed pathway on the north side of Cartwright Street connecting to Lorne Avenue

All parks will be designed and constructed to City of Saskatoon Standards.

3.5 NEIGHBOURHOOD PLAN

The goal of the CPA is to create a vibrant golf course community which caters to a wider demographic and meets the objectives of the City of Saskatoon's Official Community Plan. The Willows will be developed over five subphases. Every subphase of The Willows will offer attractive views of the golf course and/or developed landscapes. Residences will be within walking distance of the clubhouse and connected to the outdoor multi-use pathways and trails, ensuring accessibility throughout the neighbourhood. This will encourage residents to take full advantage of the recreational amenities just outside their front door. The land uses as shown in Figure 3.0 Concept Plan Amendment detail the neighbourhood layout.

3.5.1 North Development Area

Backing the Willows Golf Course to the south, this 7.40 ha development site is best suited for both low and medium density multi-family development. Access to these units will be conveniently located on Cartwright Street. Although this section of the development will not be directly connected via local roadways to the rest of the proposed neighbourhood, multi-use pathways and sidewalks throughout the development will keep this area well connected and integrated into the community.

3.6 GOLF COURSE PLAN

3.6.1 Golf Course Design

The Willows Golf & Country Club will be redesigned to a premium 18-hole golf course to accommodate the future residential development planned for the southern and western portions of the property. The goal for the redesign of the golf course is to improve the quality and playability of the golf course and to create a premier experience for patrons. This will be accomplished by making significant improvements to the infrastructure found on the older parts of the golf course and by elevating the overall experience with improved playability, aesthetic character, golf course features and golf course conditioning.

The new 18-hole layout for the golf course retains the first eight holes of the original course. The remaining 10 holes require varying degrees of re-alignment and re-construction in order to accommodate the adjacent residential development and to make improvements to aging course infrastructure including greens, tees, fairways, bunkers, turf quality, cart paths, drainage, and irrigation. These 10 holes have been designed/re-aligned to provide adequate setbacks to the adjacent residential development to ensure safety and privacy for existing and future residents.

The golf course was designed considering the safety of the residents and their homes by offsetting the golf holes from the rear lots a considerable distance while also retaining as many mounds and trees along the hole boundaries for further protection. While safety was one of the leading priorities in the design of the golf course, other items considered include playability of the course for all skill levels, water conservation, incorporating naturalized areas, speed of play and walkability of the course.

The design of the neighbourhood and golf course were done in conjunction with each other to achieve a cohesive, high quality golf course community.

3.7 WINTER CITY STRATEGY

The WintercityYXE Vision states “Saskatoon is a vibrant, prosperous and dynamic community that thrives during winter months and works together to support an active winter lifestyle that is inclusive and accessible for all.”

The Willows CPA facilitates recreational activity and includes four park spaces presenting many opportunities for all-season activities. The developer is committed to working with the City of Saskatoon on exploring winter city strategies. Activities may include cross-country skiing and skating, with many other opportunities to be explored. The Willows CPA seeks to provide diverse leisure activities for both residents and visitors.

Notable sections from the Winter City YXE Implementation Plan include Action 7 – “Support a variety of existing and new winter activities and events for all ages and abilities including the development of new ideas and concepts”, and Action 24 - “Support the development of winter amenities and facilities”. The Willows CPA proposes a Nordic Spa which is a new winter activity for Saskatoon residents and visitors. Market studies have shown that Nordic Spa’s are busiest during shoulder seasons and the winter months. This will keep people active during the colder months, creating vibrancy and promoting wellness at a time when it is most needed.

4.0 REGULATORY FRAMEWORK

4.1 OFFICIAL COMMUNITY PLAN

The City of Saskatoon's Official Community Plan (OCP) Bylaw No. 9700 provides the policy framework to define, direct, and evaluate development in the City of Saskatoon, ensuring that development takes place in an orderly and rational manner, balancing the environmental, social, and economic needs of the community. Section G3.2 in the OCP provides objectives and policies for Golf Course Communities. The objective within this section of the OCP states "Facilitate the development of Golf Course Communities in Saskatoon to allow for a greater range of housing options and lifestyle choices."

Policies within Section G3.2 of the OCP are displayed below, along with comments on how the CPA conforms to each policy.

Policy	CPA Conformity
G3.2(2)(a) Each Golf Course Community must include an active golf course maintained for private or public use.	<i>The Willows Golf Course is currently a 27-hole course. The Willows will permanently transition to an 18-hole course during construction of the CPA area.</i>
G3.2(2)(b) Each golf course community should be individually designed for local conditions. Individual project design, land use, phasing and related servicing will be approved through a Direct Control District. For each development application, a market demand study and market projection must be submitted to and accepted by Administration.	<i>The market demand/projection studies have been provided, as required, and can be found in Section 3.2.</i>
G3.2(2)(c) Golf course communities typically have a low gross per acre density. As such, they will not be expected to align with required densities referenced in the Plan.	<i>The CPA is projected to achieve a density of 14.95 units per gross developable hectare, as opposed to standard neighbourhoods which are expected to achieve a minimum of 17.3 units per gross developable area. Area of calculation does not include golf course.</i>

<p>G3.2(2)(d) Golf Course Communities may include low to medium density residential development and a mix of commercial development regularly associated with, and of a scale appropriate to, the daily operations of a golf course and the daily needs of golf course community residents.</p>	<p><i>The CPA includes primarily low density residential with a small amount of medium density residential, as defined within the DCD4 Regulations. Commercial and Neighbourhood Node development is also proposed and is generally expected to serve the daily needs of golf course community residents and golf course patrons. The Wellness Hotel/Spa, however, will reach beyond the daily needs of golf course community residents. While the Wellness Hotel/Spa will increase amenity and broaden the Willows appeal as a year-round wellness destination, it still warrants an OCP amendment to clarify allowable land uses (see Section 4.3).</i></p>
<p>G3.2(2)(e) Typical residential services such as internal water and sewer, roadways, garbage collection, street cleaning, snow removal, transit, and maintenance of parks and open space, will be the responsibility of: (i) a Bareland Condominium Association or Homeowners' Association; (ii) the City, depending on the specific design characteristics, potential financial implications, and service impacts of the development; or (iii) any combination thereof.</p>	<p><i>The CPA area will be designed as fee simple and therefore the City will be responsible for all typical residential services within the CPA area except transit which is not a service currently provided to the Willows.</i></p>

Other applicable sections of the OCP include the following:

Policy	CPA Conformity
<p>D1.1(2)(b) - Support efforts to achieve wellbeing in all dimensions of health, including physical activity, and mental and emotional wellness.</p>	<p><i>The CPA proposes several features that promote wellbeing. These include:</i></p> <p>Physical Activity – <i>The CPA includes 4 new park spaces, all of which will encourage physical activity. See Section 3.3.5 of the CPA. A perimeter walking path exists and will remain. This pathway facilitates long nature walks or off-road cycling in the summer, as well as cross country skiing or snow shoeing in the winter. Additionally, the proposed Neighbourhood Node development, which is intended to provide commercial amenities to the Willows community, supports walkability via commercial amenities in the central area of the community.</i></p> <p>Mental and Emotional Wellness – <i>The above notes on Physical Activity provide increased opportunities for existing and future residents of the Willows to participate in physical activity and social interaction, and provide access to natural areas (parks and perimeter pathway). As noted in Section D1.1 – Health and Wellbeing, the aforementioned design considerations “help reduce stress, while promoting health and wellbeing for all residents”.</i></p>
<p>D3.1(2)(c) - Support efforts to elevate Saskatoon’s creative cultural economy and tourism profile.</p>	<p><i>The CPA proposes a commercial site which includes a Wellness Hotel and Spa. This new land use shifts the Willows from a golf course community to a golf course community with a resort component. The resort component is extremely beneficial to Saskatoon’s tourism profile.</i></p>

<p>G1.3(2)(e) Promote the intensification of developed urban areas to minimize the urban footprint and accommodate long-term regional growth.</p>	<p><i>Proposing to intensify existing neighbourhood concept plans should be well defined, clear, and articulated, providing existing residents assurances of what will be constructed. The CPA is defined, clear, and articulate. Furthermore, all development proposed within the CPA will be regulated by the DCD4 zoning district. This highly specific zoning district protects the community from other uses being built on the site in the future due to its specificity with uses and development standards, unless a proposal is put forward and accepted by the City to amend the bylaw. By amending DCD4 to allow for the uses contained in this proposal, the community will be able to grow through intensification but in a compatible and controlled manner.</i></p>
<p>D7(2)(c) - Celebrate Saskatoon as a four season city, inviting and vibrant even in the coldest months, through the creation of versatile multi-season public spaces.</p>	<p><i>The CPA expands the Willows and the City of Saskatoon's ability to be inviting and vibrant year-round. The Willows CPA Winter City Strategy is contained in Section 3.7.</i></p> <p><i>Creating walkable amenities in the Neighbourhood Node facilitates active lifestyles, even in the coldest months. The proposed commercial site (Wellness Hotel/Spa) will bring people to the community where amenities and activities can be explored during all seasons.</i></p> <p><i>The open spaces, pathways, amenity areas, mix of uses, and activities within the Willows all contribute to an inviting and vibrant environment. By providing for a hotel in the Willows, visitors to Saskatoon can utilize accommodations while being able to enjoy all features of the community in any season.</i></p>

F1(2)(c) - Community Focal Points are designated areas which contain increased levels of activity within the City. This may include commercial, institutional, and recreational amenities or services, and higher density residential developments served by the transportation network. They are intended to include a mix of land uses in a concentrated area. Community Focal Points can vary in size and scale, and include Urban Centres, District Villages, and Neighbourhood Nodes. This hierarchy recognizes that all local contexts are not the same and that varying scales of development opportunity, mix of uses, and levels of transit service will be needed to achieve city-wide objectives in a manner sensitive to the surrounding neighbourhood(s).

AND

F2.2(4) – Neighbourhood Node – Land designated as “Neighbourhood Node” has the potential for a mix of low density residential, commercial, institutional, and community uses that are compatible within a neighbourhood setting. Neighbourhood Nodes serve the basic needs of the surrounding one to three neighbourhoods, providing a focal point of commercial development. These are to be walkable, pedestrian-friendly sites typically located near major intersections and served by collector streets.

The CPA proposes a commercial site (Wellness Hotel/Spa) and Neighbourhood Node development directly adjacent to the clubhouse, which is already a focal point of the Willows community. Recognizing that the Willows is a low density golf course community, a Neighbourhood Node must include an appropriate scale and mix of uses. In addition to the Wellness Hotel/Spa, the CPA proposes a limited list of commercial uses permitted ONLY on the Neighbourhood Node parcel. Furthermore, these uses would be limited to a size of 3,000 sq.ft (279 sq.m) per use/bay, with a total maximum allowance of 10,000 sq.ft (929 sq.m). Permitted Commercial uses would include:

- Retail
- Medical Clinics and Pharmacies
- Office and Office Buildings
- Restaurants
- Personal Service Trades
- Bakery
- Small Animal Grooming
- Art Galleries

<p>F2.2(29) - Land designated as “Direct Control District” has the potential for varied land uses, densities and intensities of development, as established by a Direct Control District within the Zoning Bylaw.</p>	<p><i>The CPA acknowledges the existing DCD4 in the context of revising the Willows Phase 2 Concept Plan. Most importantly, recognizing that DCD zoning districts have the ability to control land uses, densities, and intensities of development. For the introduction of the commercial site (Hotel/Spa), and Neighbourhood Node, the CPA includes a very specific set of permitted uses. Furthermore, these uses will have a size limitation. By way of limited parcel availability, limited types of uses, and limited area of each use, the City of Saskatoon and existing Willows residents are provided assurances of the future of the community.</i></p>
<p>G1.2(2)(b) - Within Community Focal Points, encourage retail and service uses at grade, with residential and office uses on upper floors.</p>	<p><i>As mentioned under Policy F1(2)(c), the Willows clubhouse area and amenities are naturally a focal point and will be further developed with adjacent uses including the Wellness Hotel/Spa and Neighbourhood Node development. This particular policy speaks to encouraging retail and service uses at grade. The CPA proposes limited commercial uses that will be either stand-alone or part of a vertical mixed use building (residential above).</i></p>

<p>G1.2(8)(b) - Development within Neighbourhood Nodes should integrate commercial uses into a neighbourhood setting in a way that helps create social spaces, vibrancy, and street life while enhancing social gathering opportunities.</p>	<p><i>Establishing the Neighbourhood Node development in the focal point of the Willows will build on the clubhouse area and amenities, as well as the proposed medium density residential and the Wellness Hotel/Spa. The Neighbourhood Node will specifically integrate commercial uses into a neighbourhood setting at an appropriate scale. This will create social spaces and vibrancy. Social gathering opportunities will be promoted through enhancement of the clubhouse operation, bringing together the entire Willows community and visitors alike.</i></p> <p><i>The Red Barn is across Cartwright from the Neighbourhood Node. This facility will continue operations as an event centre, particularly popular for weddings and other similar events. The proximity to the Neighbourhood Node provides opportunity for Red Barn event guests to utilize other social spaces or amenities.</i></p>
<p>I1.3(2)(a) - Support commercial tourism and related development throughout the region, including opportunities for regional recreation, and working with First Nations and Métis communities.</p>	<p><i>The Wellness Hotel/Spa will create significant tourism activity for the City of Saskatoon. The market study has indicated that the hotel will see 27,742 occupied room nights by 2028, and the spa is forecasted to experience 47,000 visitors by its third year of operation.</i></p>

4.2 ZONING BYLAW

The subject lands are currently zoned DCD4 (Direct Control District). The objectives of this district are to facilitate a unique category of residential development integrated into the Willows community. The CPA generally meets the purpose and objectives of DCD4, however some amendments are required. These amendments are described in the following section.

4.3 AMENDMENT

The Willows was originally a 36-hole golf course and operated as such for many years. In 2004, construction of a residential development began, creating Saskatoon's first golf course community. As the first golf course community in Saskatoon, special objectives and policies were created to manage and control development; a new zoning category was created (DCD4) and the previous Official Community Plan Bylaw No. 8769 included a section dedicated to Golf Course Communities (Section 5.6).

An amendment to the Zoning Bylaw is requested to reduce minimum lot parameters. At the time the Willows was first developed, the average lot width was larger than it currently is now. Amendments to the existing DCD4 zoning district are proposed for this development area to update parameters to align them with current market preferences and practices. A decrease in the minimum lot parameters for one-unit dwellings (from 18 m to 15 m) would adhere to current practice. It is proposed the DCD4 amendment include the option for fee simple lots within the CPA area (see Figure 3.0). Development standards, including landscaping requirements, shall be developed for a hotel and the Neighbourhood Node site. It is also proposed that the maximum density of low density multiple-unit dwellings and dwelling groups be lowered from 17 dwelling units per acre to 12 dwelling units per acre.

The existing Saskatoon Zoning Bylaw map detailing the original Concept Plan will require amendment in accordance with the proposed neighbourhood design, including a minor change to the phasing boundary. Once the CPA is approved, the above details regarding requirements in the district will take place in the form of an OCP and zoning amendment before the legal subdivision is approved.

Proposed amendment to the OCP:

- Section G3.2(2)(d) requires an update to allow for the addition of new land uses including commercial and a mix of uses (residential and commercial) with the vision that these uses be complementary to the scale of the golf course community. Such uses include a hotel, spa, and retail, as well as the limited uses identified for the Neighbourhood Node parcel (see Section 3.3.3).

Proposed amendments to the Zoning Bylaw:

- The inclusion of a Neighbourhood Node development zone, including the provision for uses identified in Section 3.3.3 and required landscaping/buffering.
- The inclusion of a Commercial development zone, including the provision for a hotel and spa and required landscaping/buffering.

- Reduction of the minimum site width to 15.0 m for one-unit dwellings.
- Reduction of the minimum site area (m²) = 525.0 for one-unit dwellings.
- The inclusion of fee simple lots.
- The inclusion of the North Development Area on the DCD4 Map.
- Adjustment of the Phase 1 and Phase 2 Boundary on the DCD4 Map.
- The inclusion of developments standards for commercial uses, including a hotel and accessory uses.
- Additional landscaping requirements.
- Reduction of the maximum density for low density multiple-unit dwellings and dwellings groups to 12 units per acre.

5.0 TRANSPORTATION

The Willows community is bound by Lorne Avenue to the west, Clarence Avenue to the east, and Canadian National Railway (CNR) to the north. The Willows will be accessed by a public collector roadway looping from Cartwright Terrace in the north, to the south extent of the existing roundabout serving the existing clubhouse. An alternate access point will be provided via a collector road off Lorne Avenue. All roadways within the Willows are proposed to be public facilities and will be designed to the existing City of Saskatoon standards.

5.1 ROAD CLASSIFICATIONS

Recommended classifications for the study are roadways were determined based on the City of Saskatoon New Neighbourhood Design and Development Standards Manual, Section Eight (Transportation). The recommendations are based mainly on Annual Average Daily Traffic (AADT), but also took into consideration the roadway's purpose and level of access. Roadway classifications were determined for the proposed internal roadways and are illustrated in Figure 4.0 Roadway Classifications. Figure 4.0 also identifies existing and proposed golf cart and road crossings.

Approximate AADT for Access A, B, and C are 690, 760 and 1480, respectively. This suggests Access C will be a Collector roadway and Accesses A and B will be local roadways; however, because Access A connects with a future arterial, it will be classified as a collector, as will Access B to maintain consistency throughout the neighbourhood. Road cross sections are illustrated in Figure 4.1.

5.2 TRAFFIC IMPACT STUDY (TIS)

The Willows TIS assessed the impacts of the development on the adjacent system and determined the layout of the internal roadway network. Details of the analysis and results can be found within the TIS, attached in Appendix A. The background traffic calculations for the development included projections from the Ministry of Highways and Saskatoon's Growth Plan.

Trip generation, distribution, and assignment were performed to determine the traffic volumes that will be generated by the development. The generated volumes combined with background volumes provide the total traffic volumes the area is expected to experience at full build-out. These traffic volumes were analyzed using Synchro and SimTraffic to ensure the road network would operate acceptably under full build-out conditions.

The analysis determined that the internal intersections will be able to handle the future combined traffic scenario. The intersections of Lorne Avenue & Cartwright Street and Clarence Avenue & Cartwright Street will require traffic signals to maintain an acceptable level of service. The TIS recommended intersection lighting and a right in/right out at the intersection of Lorne Ave and Access A; however, a right out and left in would fulfill the needs of the development as a right in would encourage short cutting through the Willows, adding

unnecessary traffic. A speed reduction was also recommended along Highway 219 adjacent the new development. Further details and the Ministry of Highways approval is provided in the appended Traffic Impact Study (see Section 3.1 and Appendix A of the TIS).

5.2.1 Street Lighting

All street lights will be designed in accordance with City of Saskatoon and Saskatoon Light & Power Standards.

5.3 ACTIVE TRANSPORTATION

5.3.1 Transportation Overview

Currently, there is a single separated sidewalk along Cartwright Street on one side from Clarence Avenue to Cartwright Terrace. This separated sidewalk starts at Clarence Avenue on the north side of Cartwright Street, crosses south at the intersection with Waterford and Wentworth roads, then connects with the Clubhouse before it crosses the street again near The Red Barn and connects to Cartwright Terrace. This sidewalk connects with the combined sidewalk which is located along the west side of Clarence Avenue and travels north to Stonebridge Boulevard / Melville Street. As well, an internal walking path is located within the greenspace of the Waterford Community.

Access Roads A, B and C are classified as Collector roadways, with B and C being class “A” collectors with a 22.0m right-of-way with parking and sidewalks on both sides of the roadway. Access A is intended to be a class “C” roadway with a 20.0m right-of-way width without parking but with sidewalks on both sides. All other cul-de-sacs and crescents within the Willows will be local roadways with sidewalks on both sides.

A new separated sidewalk will be installed on the west side of Cartwright Street, between the roundabout adjacent to the clubhouse and where Cartwright Street turns to the west. This new sidewalk will provide pedestrian connectivity between the clubhouse area and the perimeter pathway connection to the north. A pathway will be installed (details to be determined) on the north side of Cartwright Street where it turns to the west. This pathway will extend to Lorne Avenue, where it will turn north and extend to the existing bike path north of rail line. Figure 5.0 illustrates pedestrian connectivity.

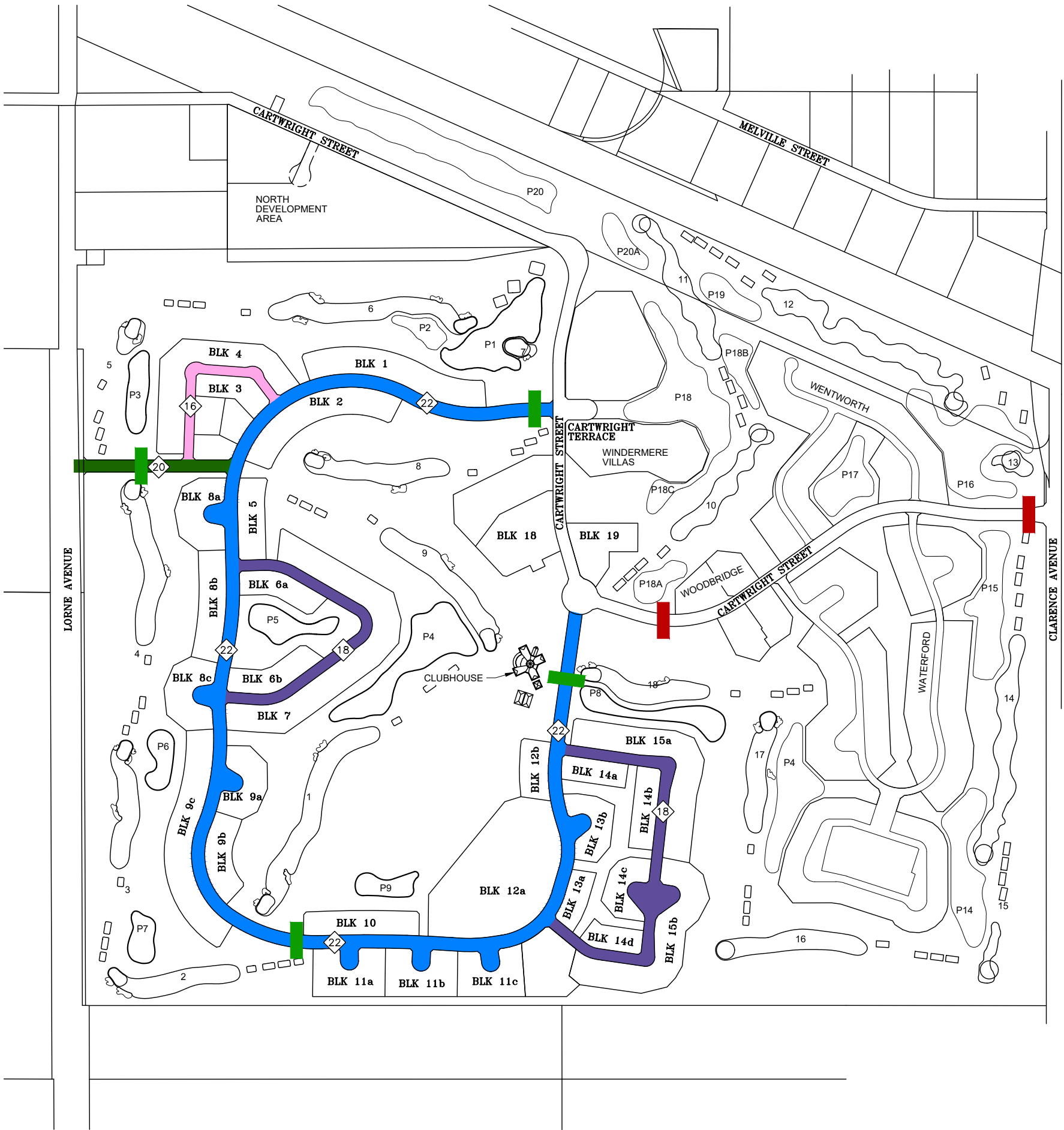
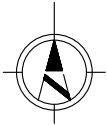
5.3.2 Pedestrian Walkability

The CPA layout has been mindfully designed to ensure each residence within the development will be located within reasonable walking distance to the clubhouse and Neighbourhood Node area. Where roadways and key pedestrian corridors intersect, the crossing design will be given special attention to ensure safety and efficient movement of pedestrians and cyclists. Crossings are identified on Figure 5.0 Parks and Pedestrian Linkages.

The golf course landscape will include an expansive multi-use pathway shared by all users that will further encourage pedestrian walkability and offer varying options for walking and cycling routes around the neighbourhood as displayed in Figure 5.0 Parks and Pedestrian Linkages. The trail will provide pedestrian connectivity throughout the neighbourhood and encourage movement to and from the clubhouse area. Connections will be barrier free within the site and clearly marked. Local sidewalks throughout the neighbourhood will supplement the pedestrian linkages throughout the parks and golf course, making a complete pedestrian network throughout the entire development. The pathway will connect to the existing development via sidewalks along Cartwright Street, which connects to the existing path system in the greenspace in the Waterford development and it will also connect to the North Development Area at the east corner.

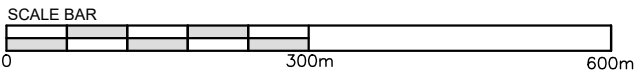
As the pathway is part of a golf course community, it will be signed throughout for safety purposes. To ensure safety of pedestrians, pathway locations will be further reviewed during detailed design and safety measures put in place where required. The pathway will offer an amenity to the residents and non-golfers who want to take advantage of where they live and have an active lifestyle.

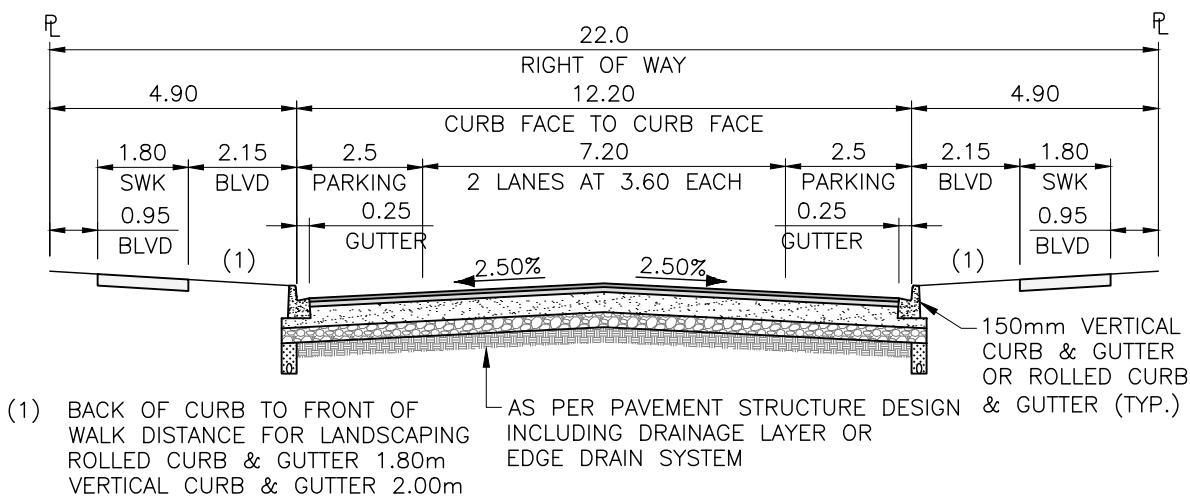
Multi-use pathways in parks will be designed as 3.0 m pathways which allows for both pedestrian and cyclist movement. Roadways within the development will have shared facilities within the standard cross sections.



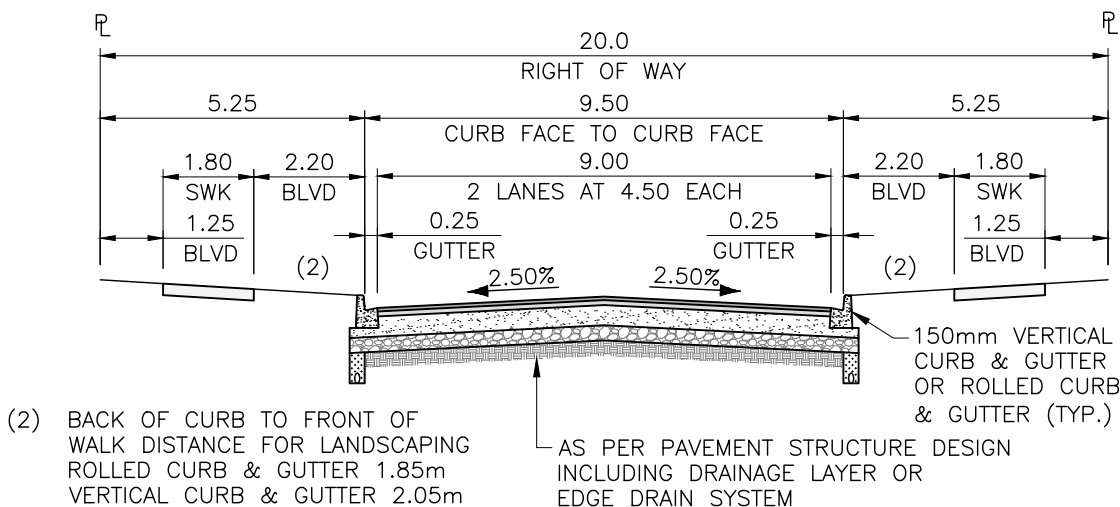
LEGEND:

- COLLECTOR A
- COLLECTOR C
- LOCAL A
- LOCAL B
- 22 ROADWAY WIDTH (m)
- EXISTING CART TUNNEL
- PROPOSED CART TUNNEL

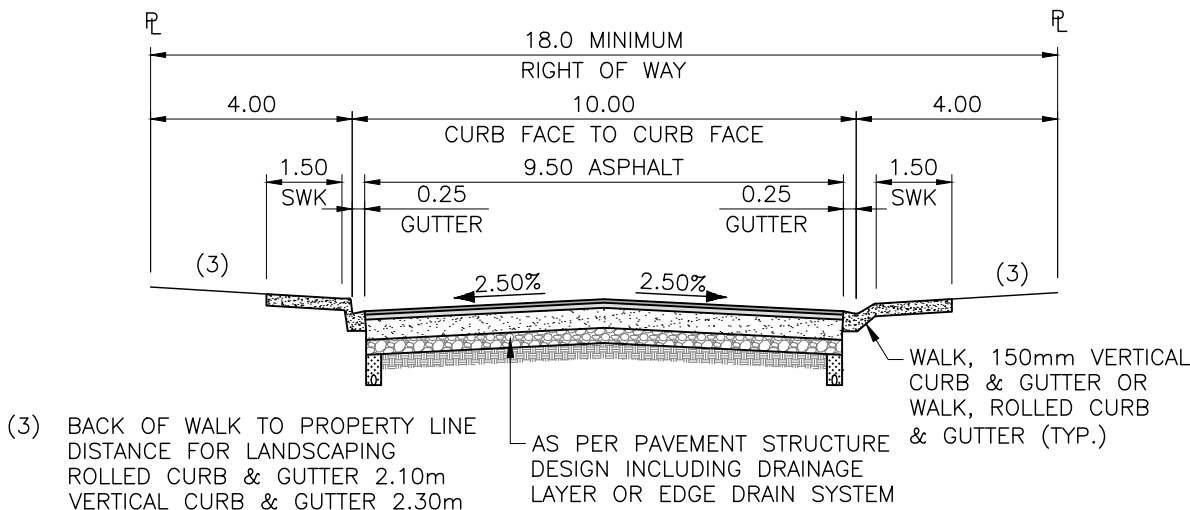




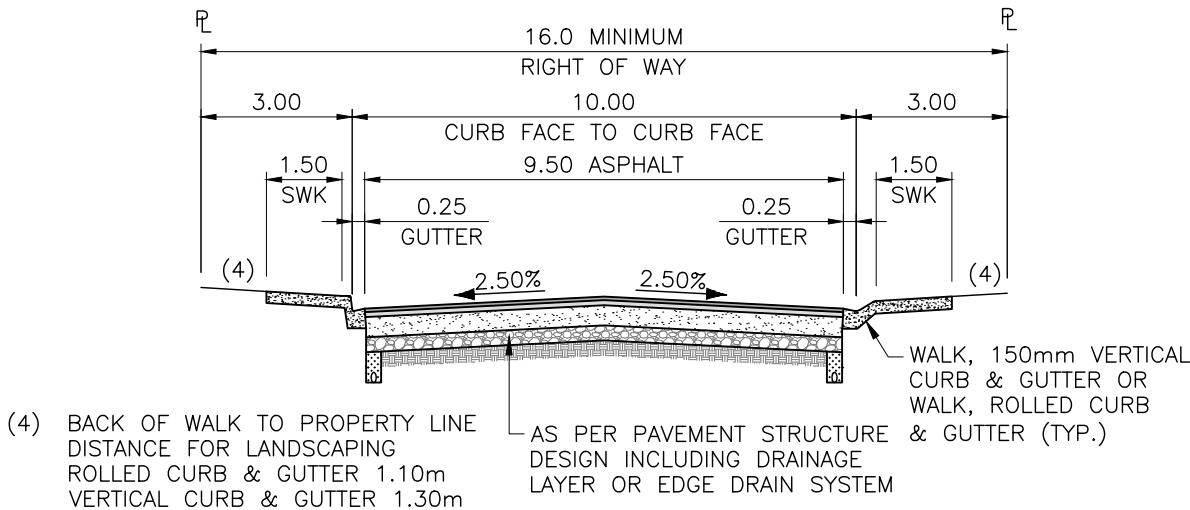
COLLECTOR CLASS A TYPICAL SECTION



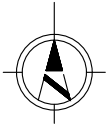
COLLECTOR CLASS C TYPICAL SECTION



LOCAL CLASS A TYPICAL SECTION

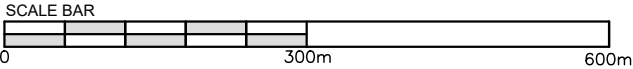


LOCAL CLASS B TYPICAL SECTION



LEGEND:

- PARK AREA
- EXISTING NON-DESIGNATED CROSSWALK
- EXISTING DESIGNATED CROSSWALK
- PROPOSED NON-DESIGNATED CROSSWALK
- PROPOSED DESIGNATED CROSSWALK
- EXISTING SIDEWALK
- EXISTING PATHWAY
- PROPOSED SIDEWALK
- PROPOSED PATHWAY



6.0 SERVICING

6.1 STORMWATER

Figure 6.0 Stormwater Ponds and Catchments illustrates the layout of the stormwater ponds and catchment areas aimed to service the proposed CPA area. The proposed storm servicing concept was modelled using XPSWMM by XP software, as required in the current City of Saskatoon Design and Development Standards Manual (DDSM). Figure 7.0 displays a stormwater connectivity schematic for the Willows CPA area.

The Willows XPSWMM storm model used for this review includes:

- The proposed Willows expansion in the west half of the subdivision
- The existing Willows development in the east half of the subdivision
- The Cartwright Pond (storage node P20), located between Cartwright street and CN Rail
- A residential area tributary to the Stonebridge storm trunk, upstream of the Cartwright Pond

Both the existing and proposed Willows storm systems converge on the Cartwright Pond, which was re-designed in 2012 as part of the Circle Drive South Project. The upgraded pond has a bottom elevation of 494.30 m, a normal water level (NWL) of 497.40 m and a maximum design outflow of 2.85 m³/s.

Pre and post-development pond storage was simulated with the City of Saskatoon's 1:100 year 24 hour design storm (historical storm of June 24, 1983). The minor system was also reviewed with the City of Saskatoon's 1:2 year, 1 hour design storm.

The model includes the updated set of XPSWMM infiltration parameters published in the current version of the City's DDSM (Section 6, Table B-5). It is important to note that the infiltration parameters used in this analysis may vary from the parameters used in the design of the existing Willows development in 2001, as well as those used to re-design the Cartwright Pond in 2012.

The proposed Willows development was divided into 47 preliminary storm drainage areas, all serviced by 9 cascading storm ponds, of which some are existing and some are proposed. The ponds are inter-connected by storm sewer piping.

A pre and post-development comparison of the proposed Willows expansion increases the overall imperviousness by 10%. Post-development land-uses are as shown in the CPA (refer to Figure 3.0 Concept Plan). This is a mix of proposed residential development, existing and proposed storm ponds as well as open space land. The overall imperviousness for the post-development is 25%. The pre-development land uses include the golf course features and the club house with an overall imperviousness of 15%.

The post-development active storage volumes required for the historical design storm are summarized in Table 6-1.

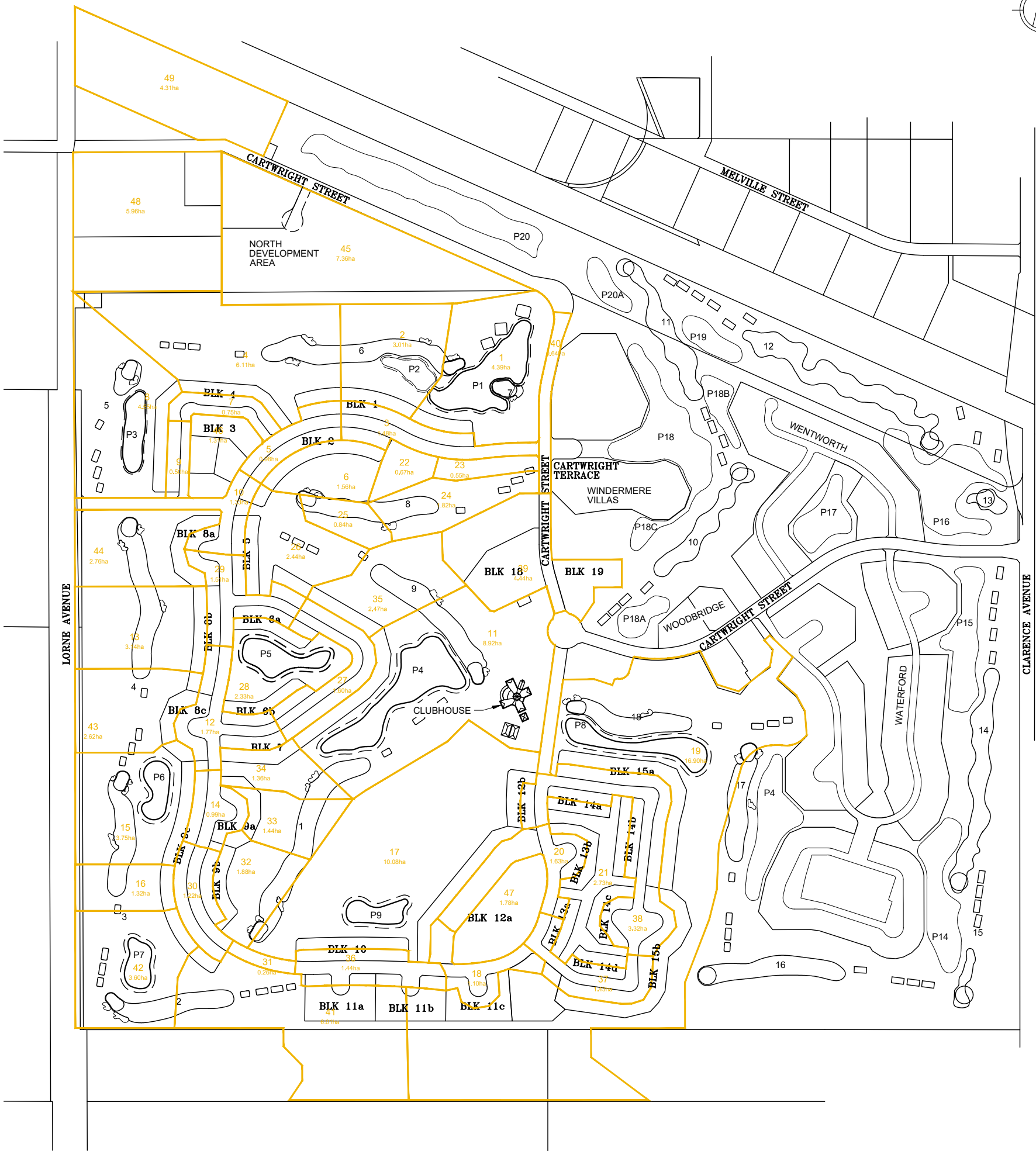
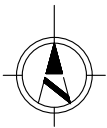
Table 6-1 Ponds Active Storage and Depth

Pond	Active storage depth required for historical design storm (m)	Active storage required for historical design storm (m³)
1	0.95	12,000
2	0.15	400
3	0.49	2,300
4	0.96	15,400
5	1.00	6,500
6	0.85	3,600
7	0.44	1,500
8	1.12	10,000
9	0.87	3,500
Total active storage volumes (m ³)		55,200

The impact of the proposed Willows expansion on the downstream storm system was also evaluated for the historical design storm. The pre and post-development HWL elevations and discharge rates of the Cartwright Pond are summarized in Table 6-2.

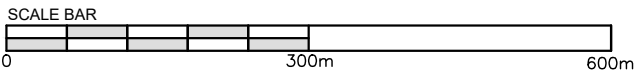
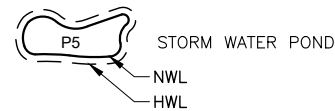
Table 6-2 Cartwright Pond Results Summary for Historical Design Storm

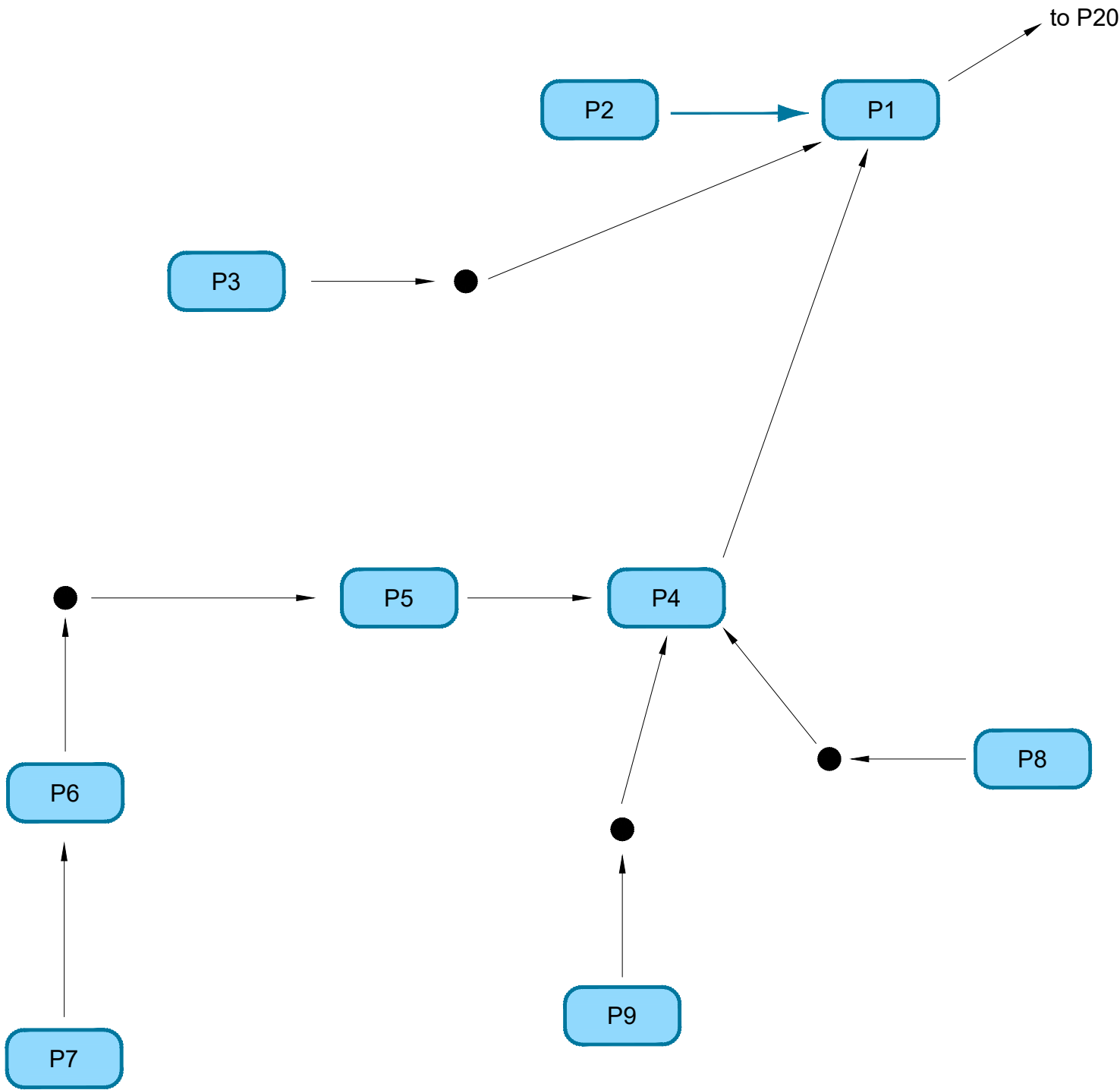
	Pre-Development Land Use	Post-Development Land Use
HWL (m)	499.35	499.64
Max. Discharge (m ³ /s)	2.84	2.94
Net increase in discharge (%)		3.5%
Net increase in HWL (%)		14.5%



LEGEND:

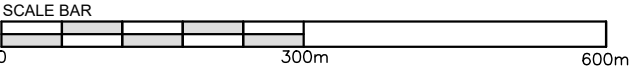
- PROPOSED STORM CATCHMENT AREA
- CATCHMENT AREA DESCRIPTOR

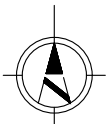




LEGEND:

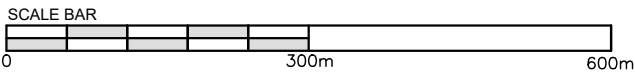
- P6 STORM POND
- PIPED CONNECTION
- CONCRETE CHANNEL





LEGEND:

- | | |
|---------------------------------|--------------------------------|
| --- EXISTING 300mm STORM SEWER | --- PROPOSED 300mm STORM SEWER |
| --- EXISTING 375mm STORM SEWER | --- PROPOSED 450mm STORM SEWER |
| --- EXISTING 450mm STORM SEWER | --- PROPOSED 525mm STORM SEWER |
| --- EXISTING 600mm STORM SEWER | --- PROPOSED 600mm STORM SEWER |
| --- EXISTING 750mm STORM SEWER | --- PROPOSED 750mm STORM SEWER |
| --- EXISTING 900mm STORM SEWER | --- PROPOSED 900mm STORM SEWER |
| --- EXISTING 1350mm STORM SEWER | --- FUTURE 600mm STORM SEWER |
| o | MANHOLE |



As noted above, the post-development flow from the Willows is an increase from the pre-development assumptions. The City of Saskatoon provide updated modelling data from their south end storm sewer model to include in this review. The maximum discharge was found to be 2.94 m³/s, resulting in a 3.5% increase from the pre-development discharge rate.

Future commercial and industrial development areas have been considered along Cartwright Street near Lorne Avenue. These parcels will need to connect into the Cartwright Pond for storm water retention. Details of site requirements and allowable runoff coefficients will need to be determined by the City when development is considered; however, modelling indicates that the Cartwright Pond's HWL would rise to 499.64m with the addition of these future development lands, an increase in 0.29m.

6.2 WATER DISTRIBUTION

6.2.1 Water Distribution System Concept

Figure 8.0 Water Distribution Plan shows a piping schematic of the CPA, along with junction naming and connection points. From the existing 300mm main, a 250mm diameter water main loop extends from the 300mm stub at junction J-2 back to the second tie-in location at junction J-20 to service Phase 2. Two 200 mm diameter loops divert from the main 250 mm loop to service the medium density areas in the northwest and southeast, and a 200mm diameter loop runs through the low-density cul-de-sacs on the west side and in the southeast part of the main loop. As is typical local standard construction practice, PVC piping material was used for all piping, with a 140 Hazen Williams roughness coefficient applied for modeling purposes. The conceptual water model of the water main system for the Willows Phase 2 was completed as per guidelines identified in the City of Saskatoon Design and Development Standards Manual (DDSM).

6.2.2 Boundary Conditions

Boundary conditions were provided by the City of Saskatoon from their water model and were applied to the Melville Street and Clarence Avenue tie-in points. Location #1 and Location #4 are the Melville Street and Clarence Avenue tie-in locations for the entire Willows Subdivision, including the first constructed phase. Locations #2 and #3 are the proposed tie-in locations for Phase 2 of the Willows. The boundary condition elevations and pressures provided by the City were to 3 m below grade. All model junctions were corrected to proposed/existing finished grade elevations.

6.2.3 Population and Demand

For the CPA, there are five different population density zones planned as displayed in Table 6-3.

Table 6-3 Population Densities by Land Use

Land Use	Ppl/ha	LPCD
One Unit Dwellings	32.9	290
Low Density Multi Unit Dwellings	93.5	290
Medium Density Multi Unit Dwellings	200	290
Neighbourhood Node	200	290
Commercial	130	290

Using the values in the table above and based on land use areas for each population density type, the design population for the model was calculated to be approximately 2,600 people for proposed development. Factoring in actual existing population of Phase 1 (860 people), the total combined population is approximately 3,460 people. Additionally, equivalent populations calculated for future commercial and industrial lands totals 850 people. The projections for population and associated demand are based on maximum allowable density for each land use (note this is significantly higher than the actual projection in Table 3.3 using anticipated densities). Three demand scenarios were created and were evaluated for maximum day demand (MDD), MDD plus fire flow, and peak hour demand (PHD).

6.2.4 Consumptive Demand Scenarios

The City of Saskatoon assumes each person consumes 290 litres of water per day. Each junction was given a consumptive demand based on the adjacent land use, population and demand scenario as seen in Table 6-3 above.

The total calculated consumptive demand by scenarios are as follows:

- ADD is 11.28 L/s;
- MDD is 28.06 L/s; and
- PHD is 40.94 L/s.

The pressure range for distribution piping should be between 275 – 690 kPa during MDD or PHD demand scenarios. The MDD pressures ranged between 453 kPa to 494 kPa, and the PHD pressures ranged between 452 ka and 493 kPa. The modeled MDD and PHD consumptive demand scenarios showed the water network was able to provide a level of pressure service within the City's required pressure range. The maximum pipe velocities should be less than 1.5 m/s (general) or up to 3.0 m/s (maximum localized velocity). The PHD scenario maximum pipe velocity was less than the maximum allowable velocity at 0.18 m/s.

6.2.5 Fire Flow Scenario

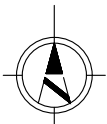
Fire flow was analyzed in conjunction with MDD consumptive demands. The minimum fire flow requirements are dependent on land use values and densities. Low density residential requires 90 L/s fire flow while medium density requires a minimum of 150 L/s fire flow. A minimum residual pressure of 140 kPa must be maintained under fire flow conditions, and the maximum allowable pipe velocity should not exceed 3.0 m/s. The modeled fire flow scenario indicates that the minimum allowable residual pressure during a fire flow event was met, with the lowest modeled residual pressure at 314 kPa. The highest modeled pipe velocity was found to be 3.0 m/s, falling within City guidelines. Table 6-4 provides a summary of the hydraulic conditions for all demand scenarios.

Table 6-4 Model Analysis Summary of Hydraulic Conditions by Demand Scenario

Scenario	Minimum Pressure (kPa)	Maximum Pressure (kPa)	City Pressure Allowed (kPa)	Maximum Pipe Velocity (m/s)	Maximum Allowable Pipe Velocity (L/s)	Available Fire Flow (L/s)	Minimum Required Fire Flow (L/s)
MDD	453 @ J-50	494 @ J-2	275 min – 690 max (distribution)	N/A	N/A	N/A	N/A
PHD	452 @ J-60	493 @ J-2	275 min – 690 max (distribution)	0.18 @ P-27	1.5 (general) up to 3.0 (localized max)	N/A	N/A
MDD + Fire Flow	*310 @ J-59	*468 @ J-2	*140 min.	3.0 @ P-28	3.0	All Junctions meet 90 L/s, 150 L/s, and 220 L/s minimum Fire Flow for respective land use.	90 L/s (Low Density Res.); 150 L/s (Medium Density Res.); 220 L/s (Commercial/Industrial)

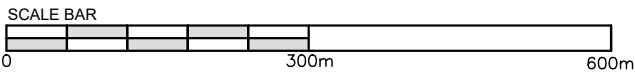
All of the modeled consumptive demand and fire flow scenarios demonstrated that the City's required hydraulic conditions could be met with the proposed network design.

Future commercial and industrial development areas have been considered along Cartwright Street near Lorne Avenue. These parcels will be serviced via a 250mm Water Main along Cartwright Street that would be looped through the golf course as shown in Figure 8.0.



LEGEND:

- EXISTING 150mm WATER MAIN
- EXISTING 200mm WATER MAIN
- EXISTING 300mm WATER MAIN
- PROPOSED 200mm WATER MAIN
- PROPOSED 250mm WATER MAIN
- PROPOSED 300mm WATER MAIN
- FUTURE 250mm WATER MAIN
- #1 CONNECTION LOCATION



6.3 SANITARY SEWER

6.3.1 Background

Phase 1 of the Willows neighbourhood ties into the City of Saskatoon municipal system at Melville Street. This connection consists of a 250 mm diameter pipe which crosses the CNR tracks. This pipe has been installed at a slope of 0.24% with a full flow capacity of 29.1 L/s. Phase 2 of the Willows development will also be serviced by this pipe.

Based on correspondence with the City of Saskatoon, the Melville Street sanitary sewer drains the Willows to the Jasper Avenue lift station which also services Stonebridge, Avalon, and the CN Industrial neighbourhoods. The design capacity of the Jasper Avenue lift station is 284 L/s wet peak flow. The City of Saskatoon had previously allowed for a 35.2 L/s peak sanitary sewer flow for all phases of the Willows development (existing and proposed); however, recent conversations with the City have indicated that a new trunk sewer may be brought to the Willows Development area, resulting in additional capacity being available

A conceptual level layout for the sanitary sewer system has been developed, based primarily on the following information:

- Concept Plan Amendment;
- Correspondence with the City of Saskatoon; and
- City of Saskatoon Design and Development Standards.

6.3.2 Conceptual Design

The grading of the proposed development was driven by the existing topography as well as the stormwater management requirements to provide adequate emergency overland drainage. The sanitary sewers were designed in order to maintain a minimum bury depth given the grading design of the site. The sanitary demand for the CPA area was calculated using projections outlined in Table 3-3. The commercial site (Wellness Hotel/Spa) demand was calculated based on the City of Saskatoon design standard of 130 ppl/ha. Table 6-5 below, summarizes the land uses and demand rates used.

Table 6-5 Land Use Density and Flow for Sanitary Sewers

Land Use Zoning	Ppl/ha	Average Day Wet Flow (LPCD/L/s/ha)
One Unit Dwellings	32.9	290 LPCD
Low Density Multiple Unit Dwellings	93.5	290 LPCD
Medium Density Multi Unit Dwellings	200	290 LPCD
Neighborhood Node	200	290 LPCD
Commercial - Neighbourhood	130	290 LPCD
Inflow/Infiltration		0.17 L/s/ha

The average daily demand per capita for residential land is outlined in the Saskatoon Design and Development Standards Manual. A peaking factor is applied to each demand catchment based on the cumulative population and calculated using the Harmon Peaking Factor Formula. An inflow and infiltration rate of 0.17L/s/ha as per City of Saskatoon Design and Development Standards Manual.

Future commercial and industrial development areas have been considered along Cartwright Street near Lorne Avenue. These parcels will be serviced via a 250mm Sanitary Sewer Extension along Cartwright Street that is proposed to service the North Development Area. Conceptual routing is shown in Figure No. 9.0.

6.3.3 Flow Calculation Results

The analysis, based on the City of Saskatoon Design and Development Standards and information provided by Dream, represents a total of approximately 2,700 additional people in Phase 2, including the commercial site, and 860 estimated residents in the existing Phase 1. The 860 estimated population of Phase 1 of the Willows is in alignment with the City of Saskatoon Neighbourhood Profile data plus estimated populations from units under development at 404 and 408 Cartwright. The results of the conceptual design for the sanitary sewer system indicate a wastewater peak flow of 31.36 L/s for Phase 2 residential and 2.71 L/s for the proposed commercial site. Wastewater peak flow for existing Phase 1 is estimated at 15.19 L/s, and the clubhouse is measured at 0.10 L/s, for a total estimated flow of 49.36 L/s. The future commercial and industrial lands are estimated to generate an additional peak wastewater flow of 6.08 L/s if connected to City infrastructure along Cartwright Street. This will increase the total estimated flow at full build out to be 55.44 L/s. As the proposed peak wastewater flow is greater than the available capacity (29.1 L/s) of the existing sanitary sewer crossing at the CNR railway, it is proposed to twin that line to provide sufficient capacity.

6.3.4 Flow Monitoring

A flow monitoring study was undertaken on the existing Willows sanitary sewer system with flow monitors installed in three locations. Locations of the flow monitors and results can be found in the report in Appendix B.

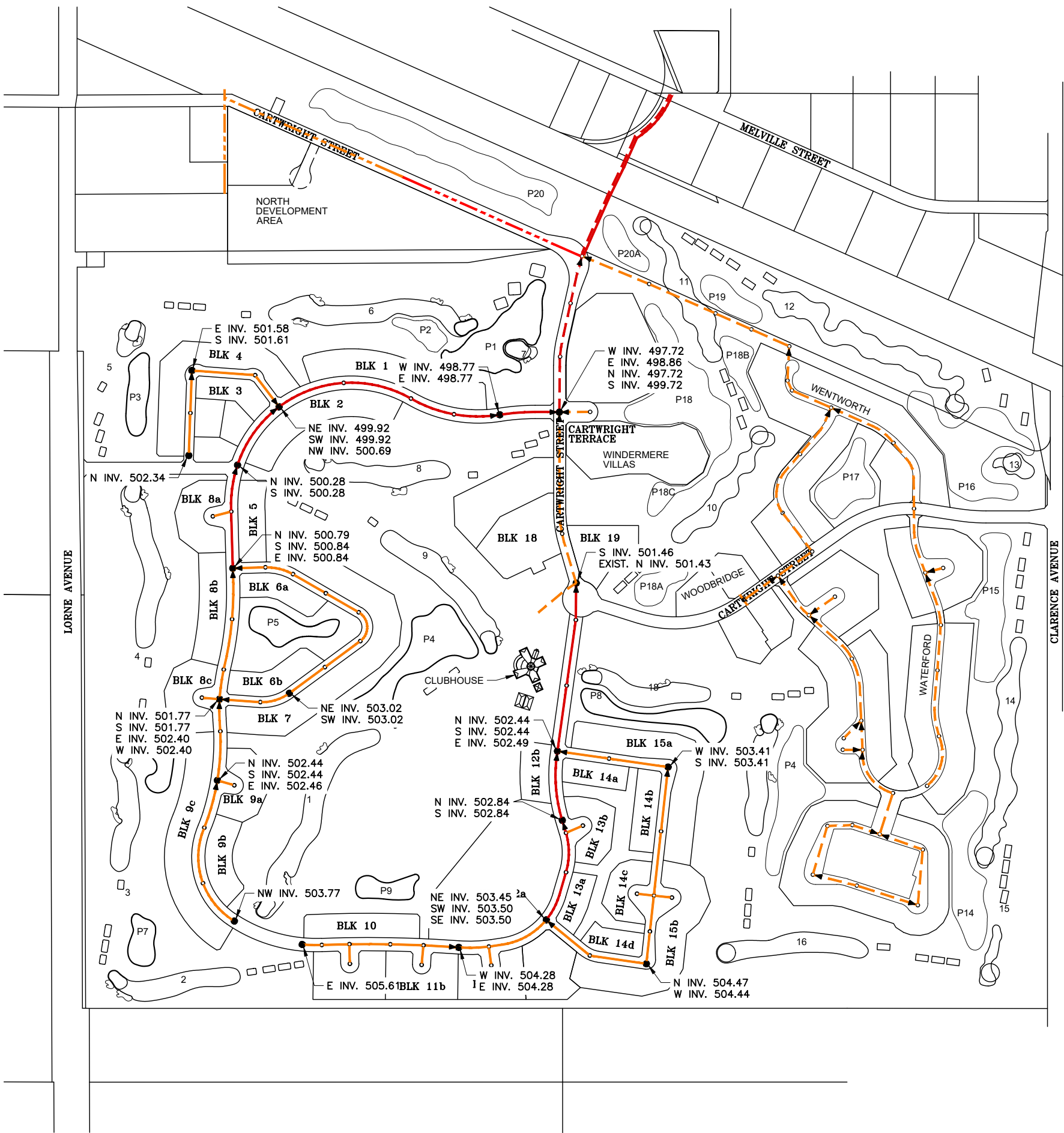
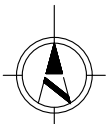
The Willows is a unique subdivision due to its demographic. The subdivision consists of many retired residents and less families than the typical Saskatoon neighbourhood. This results in a decreased demand for services. There are also seasonal residents in the subdivision that will not be using the services year round and will decrease demand for services. Flow monitors were installed to confirm if this was the case.

The data obtained by the three flow monitors indicates that the existing Willows neighborhood is contributing less flow than anticipated. Peak flow from the flow monitoring results is calculated at 8.17L/s based on average daily sanitary flow (ADSF) of 2.18 L/s.

6.3.5 Sanitary Connections

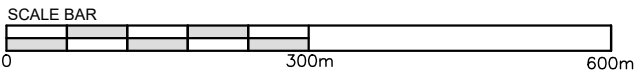
The sanitary sewer main serving each of the sub-phases has been sized as a 250mm diameter main. Layout of the proposed sanitary system and select inverts are shown in Figure 9.0 Sanitary Sewer.

The actual invert of the sanitary sewer main connections may vary based on the final grading designs of the site.



LEGEND:

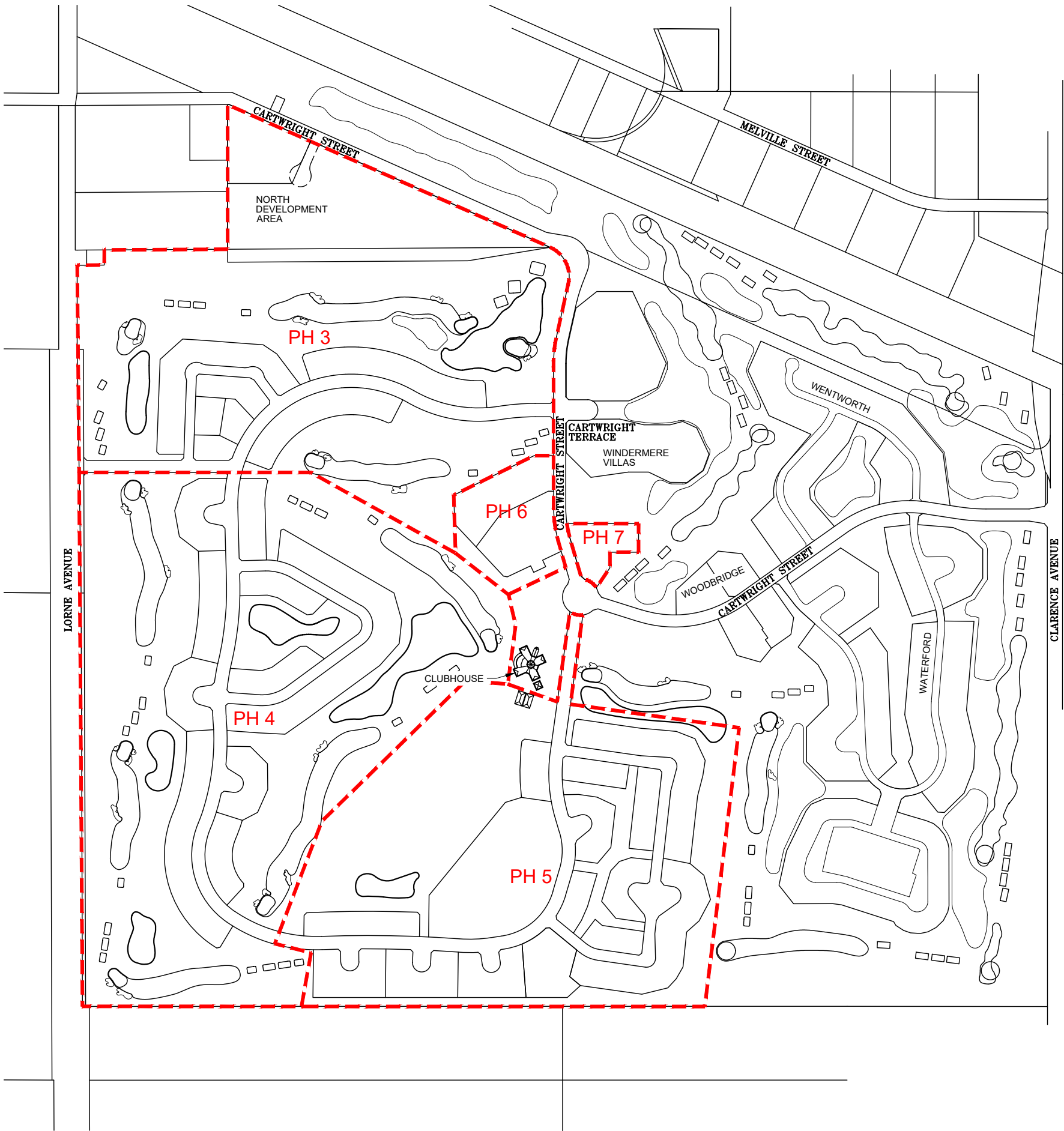
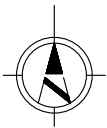
- EXISTING 200mm SANITARY SEWER
- EXISTING 250mm SANITARY SEWER
- PROPOSED 200mm SANITARY SEWER
- PROPOSED 250mm SANITARY SEWER
- FUTURE 200mm SANITARY SEWER
- FUTURE 250mm SANITARY SEWER
- MANHOLE



7.0 IMPLEMENTATION

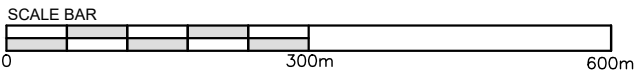
7.1 DEVELOPMENT PHASING STRATEGY

The development of the CPA has been planned to take place over five sub-phases, 3 to 7 (see Figure 10.0 Sub-Phasing Plan). Sub-phase 3 will connect Cartwright Street (at Cartwright Terrace) to Lorne Avenue and will contain one-unit dwellings. Sub-phase 4 will continue development south of sub-phase 3 and will contain one-unit dwellings. Sub-phase 5 development will be directed east and will contain one-unit dwellings and low density multi-family dwellings. Sub-phase 5 will connect back into Cartwright Street at the roundabout. Primarily one unit dwelling sub-phases will be developed sequentially to coincide with golf course operations and reconstruction. Stand-alone multi-family, commercial (Wellness Hotel/Spa), and Neighbourhood Node parcels can be developed independent of this and would be based on market demand. The Sub-Phasing Plan is subject to change once detailed design begins and discussions occur with the City on the extension of services. A phasing strategy will be discussed with the City as to what lands can be developed prior to completion of the future sewer Trunk Main so that development can proceed prior to completion of the trunk.

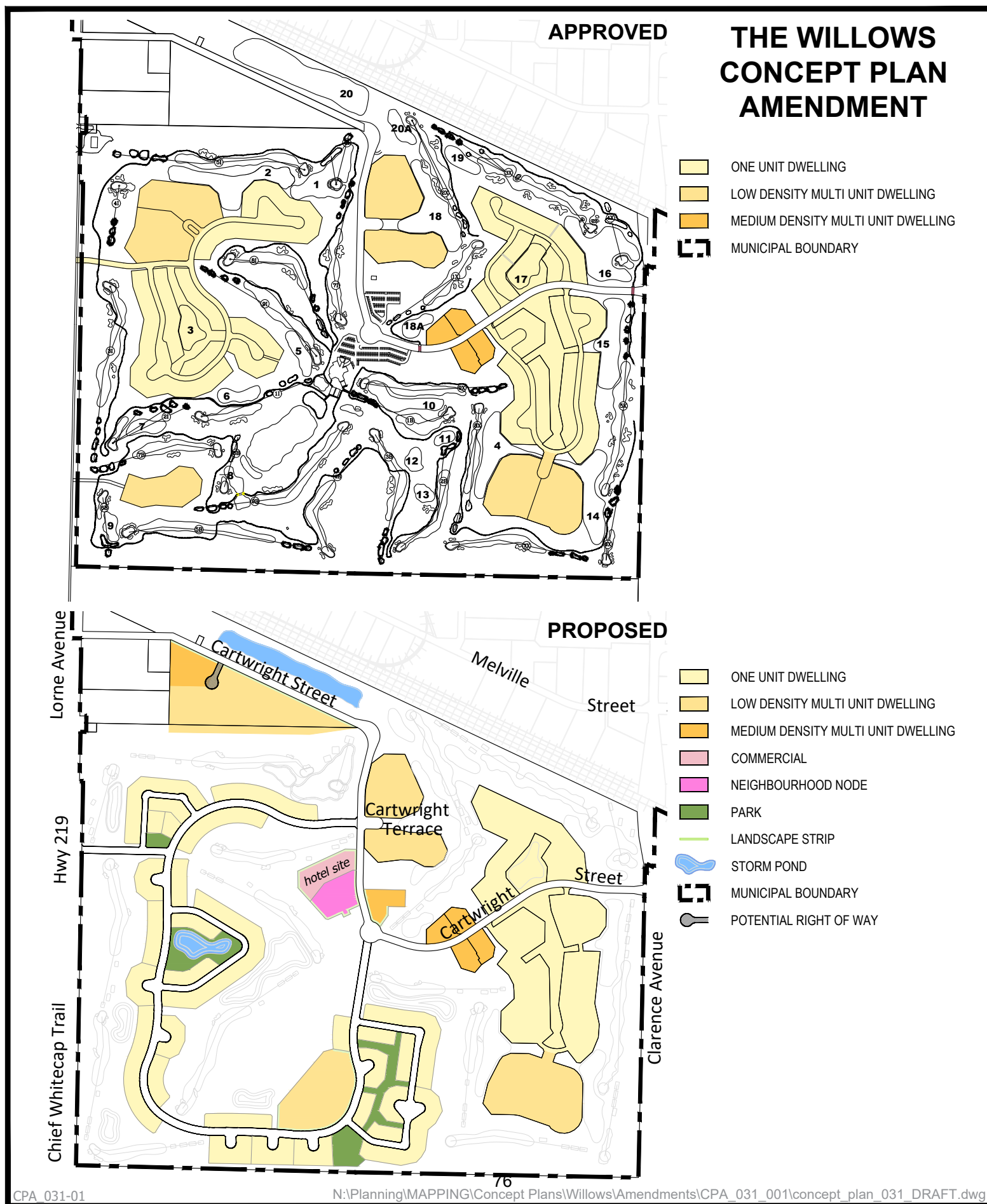


LEGEND:

- PHASE BOUNDARY
- PH XX SUB-PHASE NAME



CLIENT/PROJECT DREAM ASSET MANAGEMENT CORP THE WILLOWS CONCEPT PLAN AMENDMENT TITLE SUB-PHASING PLAN	SCALE	1:7500
	DRAWN	GCW
	DATE	21/09/24
	FIGURE NO.	10.0



Proposed OCP Amendments with Location Plan

Proposed Text Amendment

Amend Section G: Sustainable Growth – Golf Course Communities Section 3.2(2)(d) as follows:

Existing

3.2 Golf Course Communities

(2) Policies

- (d)** Golf Course Communities may include low to medium density residential development and a mix of commercial development regularly associated with, and of a scale appropriate to, the daily operations of golf course and the daily needs of golf course community residents.

Proposed

Section to be amended to remove reference to commercial development being associated with the daily operations of the golf course and daily needs of residents and be replaced with commercial development is to be complementary to the golf course community.

Proposed Map Amendment



Zoning Bylaw Amendments with Location Plan

Existing	Proposed Wording
<p>13.4.2</p> <p>(ii) to ensure that the Willows Golf Course Community is developed in a manner which is consistent with Section 5.6 of the Official Community Plan;</p>	<p><i>Update OCP section reference</i></p> <p>13.4.2</p> <p>(ii) to ensure that the Willows Golf Course Community is developed in a manner which is consistent with <i>Section 3.2</i> of the Official Community Plan;</p>
<p>13.4.2</p> <p>(iii) to create single-unit lot areas, frontages, front, rear and side yard setbacks that generally exceed the typical standards for conventional residential development;</p>	<p><i>Edit wording</i></p> <p>13.4.2</p> <p>(iii) Replace “generally” with “may”.</p>
<p>13.4.2</p> <p>(iv) to contain a mix of one-unit and multi-unit developments in a condominium or homeowners’ association format, to be constructed over an extended period of time, as demand warrants;</p>	<p><i>Edit wording</i></p> <p>Remove reference to requirement for ownership to be in a condominium or homeowners’ association.</p>
<p>13.4.2</p> <p>(v) to permit associated commercial uses sufficient to serve the convenience needs of the golf course community, as well as commercial facilities which are accessory to the golf course.</p>	<p><i>Edit wording</i></p> <p>13.4.2</p> <p>(v) Replace “sufficient” with “intended”; replace “which are accessory” with “that are complementary”.</p>
<p>13.4.3 Permitted Uses</p> <p>The Permitted Uses in the DCD4 are the following:</p> <p>i) one-unit dwellings, located in accordance with Map No. 1;</p> <p>ii) home-based businesses;</p> <p>iii) secondary suites;</p> <p>iv) low density multiple-unit dwellings and dwelling groups containing no more than 17 dwelling units per gross acre of land, located in accordance with Map No. 1;</p> <p>v) medium density multiple-unit dwellings and dwelling groups containing no more than 50 dwelling units per gross acre of land, located in accordance with Map No. 1.</p>	<p><i>Add section references; clarify what type of dwellings can be developed as part of a dwelling group; replace acres with hectares; decrease allowable density for low-density multiple-unit dwellings and dwelling groups from 17 du / acre to 12 du / acre; add hotels and commercial uses as permitted uses.</i></p> <p>13.4.3 Permitted Uses</p> <p>i) one-unit dwellings;</p> <p>ii) home-based businesses (<i>in accordance with Section 5.29</i>);</p> <p>iii) secondary suites (<i>in accordance with Section 5.30</i>);</p> <p>iv) low density multiple-unit dwellings and dwelling groups (<i>which may contain one-unit, two-unit and townhouse dwellings as part of</i></p>

Existing	Proposed Wording
<p>vi) golf courses, located in accordance with Map No. 1;</p> <p>vii) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4, located in accordance with Map No. 1.</p>	<p><i>the dwelling group) containing no more than 42 dwelling units per gross ha of land (12 DU / acre);</i></p> <p>v) medium density multiple-unit dwellings and dwelling groups (<i>which may contain two-unit, townhouse and multiple-unit dwellings as part of the dwelling group</i>) containing no more than 123 dwelling units per gross ha of land (50 DU / acre);</p> <p>vi) golf courses;</p> <p>vii) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4;</p> <p><i>viii) hotels and accessory uses limited to, spa facilities (up to a maximum of 1,030 square metres); restaurant/patio (up to a maximum of 200 square metres); meeting/convention space (up to a maximum of 500 square metres)</i></p> <p><i>ix) commercial uses, limited to, retail stores, bakeries, restaurants, photography studios, pharmacies, personal service trades, small animal grooming, art galleries, offices and office buildings, and medical clinics.</i></p>
<p>13.4.4 Accessory Uses</p> <p>Accessory Uses in the DCD4 are the following:</p> <p>i) golf clubhouse and uses considered accessory and related to the clubhouse and golf course operation, including, but not limited to, restaurants, lounges, pro shop, tennis courts, swimming pools, retail and retail services limited to 929 m² of gross floor area, personal service trades, medical clinics, banquet facilities, convention and catering facilities, administration and sales offices;</p> <p>iii) uses considered accessory to one-unit dwellings, multiple-unit dwellings and dwelling groups.</p>	<p><i>Clarify size restriction for retail uses within a clubhouse; add accessory uses for hotels and commercial uses.</i></p> <p>13.4.4 Accessory Uses</p> <p>Accessory Uses in the DCD4 are the following:</p> <p>i) golf clubhouse and uses considered accessory and related to the clubhouse and golf course operation, including, but not limited to restaurants, lounges, pro shop, tennis courts, swimming pools, retail and retail services limited to 929 m² of <i>combined</i> total gross floor area <i>with no single retail use larger than 279 square metres</i>, personal service trades, medical clinics, banquet facilities, convention and catering facilities, administration and sales offices;</p> <p>ii) uses considered accessory to one-unit dwellings, multiple-unit dwellings and</p>

Existing	Proposed Wording
	dwelling groups, hotels, and commercial uses.
13.4.5 Development Standards - DCD4 b) Phase 1 and Phase 2 shall be residential developments as shown on Map No. 1.	<i>Add clarifying language</i> 13.4.5 Development Standards – DCD4 b) Phase 1 and Phase 2 shall be developed in accordance with the land uses as shown on Map No. 1.
13.4.5 c) Development Standards for each parcel of a bare land condominium unit designated for one-unit dwellings are the following: i) Minimum site area (m ²) 630.0 ii) Minimum site width (m) 18.0	<i>One-unit dwellings: reduce minimum site area for one-unit dwellings from 630 to 525 m²; reduce minimum site width for one-unit dwellings from 18 m to 15 m; add clarifying language.</i> 13.4.5 c) Development Standards for each site designated for a one-unit dwelling (a site also includes bare land condominium units) are the following: <i>i) Minimum site area (m²) 525.0 ii) Minimum site width (m) 15.0</i>
13.4.5 d) Development Standards for the area designated for low-density multiple-unit dwellings and dwelling groups are the following: Note to Development Standards 1 rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.	<i>Low density multiple-unit dwellings: add clarifying language; format change.</i> 13.4.5 d) Development Standards for each site within parcels designated for low-density multiple-unit dwellings, including dwelling groups, are the following: <i>viii) A rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.</i>
13.4.5 e) Development Standards for the area designated for medium-density multiple-unit dwellings and dwelling groups are the following: iv) Maximum building height (m) 15.0 v) Maximum site coverage (%) 50.0 vi) Minimum amenity space (m ²) 5.0 per unit	<i>Medium density multiple-unit dwellings: add clarifying language, add a minimum rear requirement of 3 metres and renumber section.</i> 13.4.5 e) Development Standards for each site within parcels designated for medium-density multiple-unit dwellings, including dwelling groups, are the following: <i>iv) Minimum rear yard (m) 3.0</i>

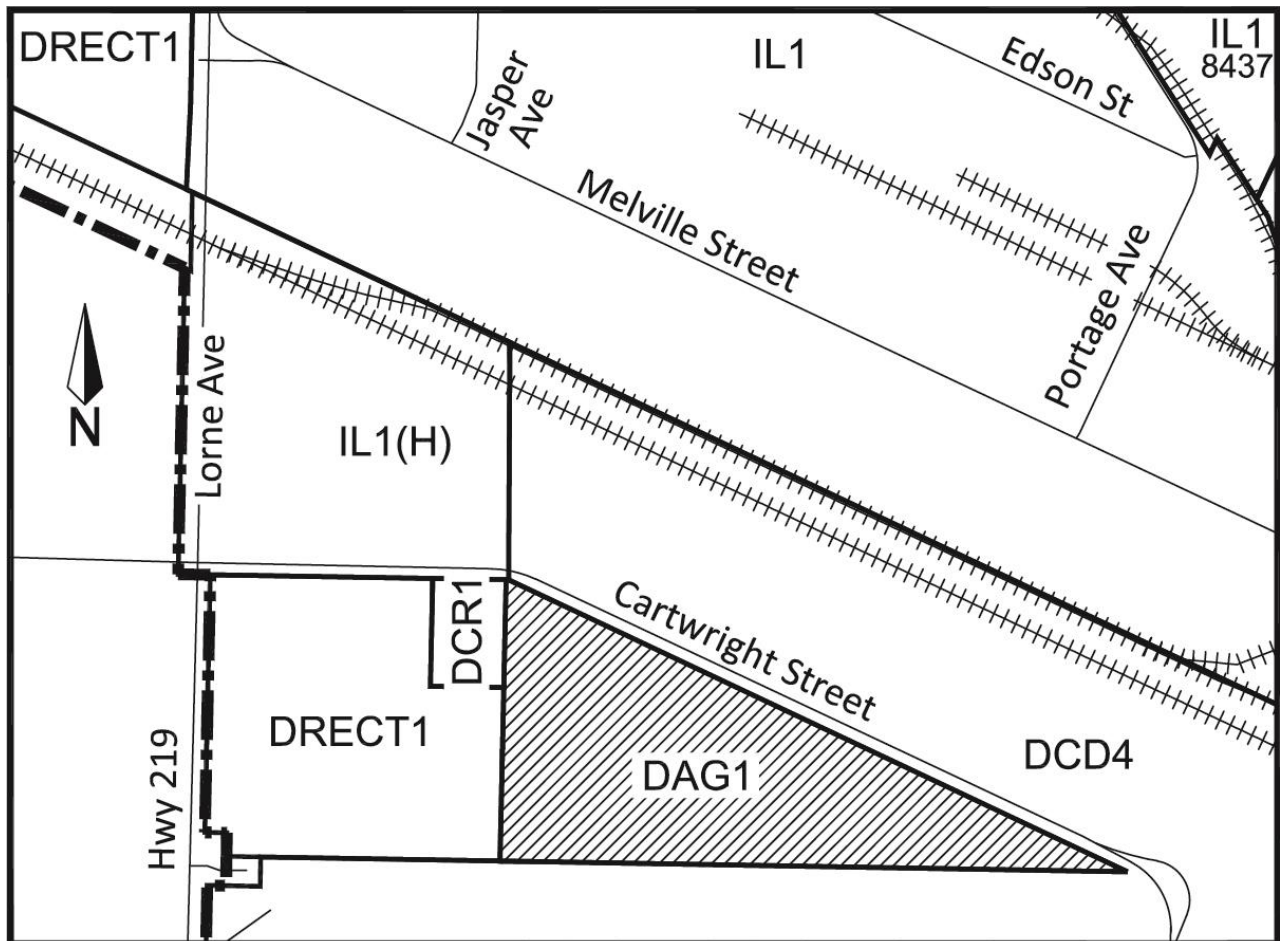
Existing	Proposed Wording
	<p>v) Maximum building height (m) 15.0</p> <p>vi) Maximum site coverage (%) 50.0</p> <p>vii) Minimum amenity space (m²) 5.0 per unit</p>
13.4.5	<p><i>Add development standards for neighbourhood node.</i></p> <p>13.4.5</p> <p><i>f) Development Standards for each site within parcels designated as neighbourhood node, including residential uses, are the following:</i></p> <p><i>i) Minimum site area (ha) 0.4</i></p> <p><i>ii) Minimum front yard setback (m) 6.0</i></p> <p><i>iii) Minimum side yard setback (m) 3.0</i></p> <p><i>iv) Minimum rear yard setback (m) 3.0</i></p> <p><i>v) Maximum building height (m) 15.0</i></p> <p><i>vi) Maximum site coverage (%) 50.0</i></p> <p><i>vii) Minimum amenity space (m²)* 5.0 per dwelling unit</i></p> <p><i>viii) Commercial uses within the neighbourhood node may be developed as attached units or as a single building.</i></p> <p><i>ix) the total maximum building floor area for all commercial uses within the neighbourhood node shall not exceed 929 square metres.</i></p> <p><i>x) each commercial use within the neighbourhood node shall not exceed a maximum building floor area of 279 square metres.</i></p> <p><i>xi) If a commercial use (as permitted in Section 13.4.3) is located within the neighbourhood node it shall be located at grade.</i></p> <p><i>note: residential dwellings developed on sites within parcels designated as neighbourhood node shall be restricted to</i></p>

Existing	Proposed Wording
	<p><i>multi-unit dwellings and shall not include semi-detached, two-unit or townhouse dwellings.</i></p> <p><i>*amenity spaces are required for residential uses only</i></p>
13.4.5	<p>Add development standards for commercial (hotel site)</p> <p>13.4.5</p> <p>g) Development Standards for each parcel designated as commercial (hotel site) are the following:</p> <p>i) Minimum site area (ha) 0.4</p> <p>ii) Minimum front yard setback (m) 6.0</p> <p>iii) Minimum side yard setback (m) 3.0</p> <p>iv) Minimum rear yard setback (m) 3.0</p> <p>v) Maximum building height (m) 15.0</p> <p>vi) Site coverage 50.0%</p>
<p>13.4.6 Parking</p> <p>c) The off-street parking requirement for accessory uses referred to in Clause 13.4.5(i) is 1 space per 50 m² of gross floor area.</p>	<p><i>Correct section reference; add additional parking standards</i></p> <p>13.4.6 Parking</p> <p>c) The off-street parking requirement for accessory uses referred to in Clause 13.4.4(i) is 1 space per 50 m² of gross floor area.</p> <p>d) The off-street parking requirement for commercial uses referred to in Clause 13.4.3(ix) is 1 space per 50 m² of gross floor area.</p> <p>e) the off-street parking requirement for hotels is 1 space per guest room, plus 1 space per 14m² of gross floor area devoted to public assembly, plus the applicable number of parking spaces for any other use contained on the site.</p>

Existing	Proposed Wording
<p>13.4.7 Landscaping</p> <p>A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.</p>	<p><i>Add clarifying language; add additional landscaping regulations</i></p> <p>13.4.7 Landscaping</p> <p><i>a) Except as otherwise provided in this clause, the regulations governing landscaping in the DCD4 are contained in Section 7.0.</i></p> <p><i>b) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line and all site lines adjacent to Cartwright Street shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.</i></p> <p><i>c) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line and all site lines adjacent to Cartwright Street shall be provided for every commercial site which shall be used for no purpose except landscaping and necessary driveway access to the site.</i></p> <p><i>d) A landscape strip of not less than 1.5 metres in depth lying parallel to and abutting the site lines as identified on Map 1 shall be provided for all sites which shall be used for no purpose except landscaping and necessary driveway access to the site.</i></p>
<p>13.4.9 Phasing</p> <p>The Willows Golf Course Community will be constructed in two phases, as shown on the original concept plan. Each phase may contain a mix of one-unit dwellings and multiple-unit dwellings.</p>	<p><i>Add clarifying language</i></p> <p>13.4.9 Phasing</p> <p>The Willows Golf Course Community will be constructed in two phases, as shown on the concept plan. Each phase may contain a mix of one-unit dwellings, <i>semi-detached dwellings, townhouses</i>, and multiple-unit dwellings.</p>

Existing	Proposed Wording
New Section – Approval Process	<i>Add new Section to provide for approval of applications in the DCD4 to be delegated to the Development Officer pursuant to Section 66 of The Planning and Development Act, 2007. Approvals would be subject to conformance with the approved Concept Plan and requirements of the Zoning Bylaw.</i>

Proposed Map Amendment



PROPOSED ZONING AMENDMENT



From DAG1 to DCD4

File No. 17-2021

Technical Review of Proposal Willows Neighbourhood Concept Plan Amendment

Transportation and Construction & Utilities and Environment Divisions

The proposed amendment as noted in the report, is acceptable to the Transportation and Construction Division, with the following comments:

Transportation Department:

1. Traffic signals are required at the intersection of Cartwright Street and Lorne Avenue and at Cartwright Street and Clarence Avenue. The developer is responsible for costs associated with the installation of the traffic signals.

At Lorne Avenue/Cartwright Street – signals must be installed and fully operational at the start of development.

At Clarence Avenue/Cartwright Street – the underground signal infrastructure (ducting, pole bases, junction boxes, etc.) must be installed at the start of construction, but the above ground installation can be completed at a later date/stage when signals are deemed necessary by the City of Saskatoon.
2. At the intersection of Clarence Avenue and Cartwright Street, the developer is to construct a separate northbound left turn lane on Clarence Avenue to ensure the most efficient operation of traffic signals. The developer is responsible for costs associated with the installation of the left turn bypass lane.
3. A detailed intersection design for Lorne Avenue and 'Access A' must be submitted for the City's review to confirm that sufficient right-of-way is available and set aside as part of this subdivision plan within the intersection's functional area to accommodate the required design elements, such as turning bays/tapers, channelization, etc. The City will review the design for compliance with standards, but the Ministry of Highways and Infrastructure is the approving authority. The Ministry of Highways and Infrastructure is also the approving road authority for the proposed speed reduction on Hwy 219.
4. An agreement is required from the RM of Corman Park regarding the signalization of Clarence Avenue and Cartwright Street and transfer of jurisdiction/operation to the City. An agreement is also required from the Ministry of Highways and Infrastructure regarding the proposed new access A, speed reduction on 219, and signalization of Cartwright Street and Lorne Avenue. The developer has obtained an initial understanding of this work with the RM of Corman Park and the Ministry of Highways and Infrastructure and will work to formalize agreements prior to construction.

5. New public right of ways will be required to meet current City standards and will be classified as follows:
 - Access Roads B and C will be classified as collectors and will include parking, and sidewalks on both sides.
 - Access Road A will be classified as a collector and will include sidewalks on both sides (no parking).
 - A sidewalk must be provided on the west side of Cartwright Street between Cartwright Terrace and the roundabout

Saskatoon Water Department - Summary of Detailed Modeling and Analysis:

1. The storm pond located to the north of Cartwright Street (referred to as pond 20 on the Concept Plan) became part of the storm system with the Circle Drive South project. While the storm pond is used by the City, it has remained under private ownership. Amendments to the Concept Plan provide an opportunity to have the storm pond transferred to the City. Dedication of the storm pond could occur with the first subdivision stage. Once dedicated, the storm pond would be added to the City's inventory and budgeted for future maintenance.

The developer has agreed to the transfer of ownership of the storm pond to the City.

2. The sanitary sewer for the current development of the Willows neighbourhood ties into the City of Saskatoon municipal system at Melville Street by a connection consisting of a 250 mm diameter pipe which crosses under the Canadian National Railway tracks. This pipe has been installed at a slope of 0.24% with a full flow capacity of 29.1 L/s. As the proposed peak wastewater flow is greater than the available capacity (29.1 L/s) of the existing sanitary sewer crossing at the CNR railway, it is proposed to twin that line to provide sufficient capacity. The developer is responsible for the cost of this work.

The Melville Street sanitary sewer drains the Willows neighbourhood to the Jasper Avenue lift station which also services Stonebridge, Avalon, and the CN Industrial neighbourhoods. The design capacity of the Jasper Avenue lift station is 284 L/s wet peak flow. The City of Saskatoon had previously allowed for a 35.2 L/s peak sanitary sewer flow for all phases of the Willows development (existing and proposed). However, through detailed modelling and analysis, capacity limitations were identified on the existing sanitary trunk. To provide for increased flow to accommodate the additional density in the Willows and extra capacity for the Stonebridge, Avalon and CN Industrial area, the twining of the Melville Street sanitary trunk is proposed. This work will be proposed as a 2022 capital project, with the cost of \$5,364,000; \$96,000 to be funded through private

contribution, and \$5,268,000 to be funded through the Trunk Sewer Reserve and Sewage Treatment Capital Reserve (50% from each reserve).

3. The servicing info as presented within the Concept Plan is accepted with the developer continuing to advance the functional hydraulic models for storm sewer and water distribution servicing with additional detail added for each phase of development.

Planning and Development Department - Neighbourhood Safety

The proposed amendment as noted in the report, is acceptable to the Neighbourhood Planning Section, with the following comments:

1. Ensure existing standards, related to ponds and their construction, are adhered to, including limiting setbacks and access if required.
 - a. Item to be addressed during the design stage.
2. Ensure ponds which are activated during the winter season be identified for ongoing ice checks, as per the inspections process through the Fire Department.
3. Golf cart tunnels to be reviewed at the design stage. The developer has agreed to these conditions.

Recreation & Community Development and Parks Departments

The proposed amendment as noted in the report, is acceptable to the Recreation and Community Development and Parks Departments, with the following comments:

1. Deferral of remaining MR dedication to be completed at the subdivision stage.

The developer has agreed to these conditions.

Other Internal/External Agencies

Reviewed by other internal/external agencies. No outstanding comments.



COMMUNITY ENGAGEMENT SUMMARY

Willows Neighbourhood Concept Plan Amendment

Applicant: Dream Development

Project Description

Dream Development is proposing to amend the Willows Neighbourhood Concept Plan to reconfigure existing development sites and streets, increase residential density, introduce fee-simple residential lot development, add municipal parks, expand the boundary of the Willows Neighbourhood, and introduce additional commercial land uses.

Community Engagement Strategy

Notification of the proposed development was provided in the following ways:

- Information Mailout & On-line Public Information Meeting - A notice detailing the Concept Plan Amendment Application was mailed to 333 property owners, and the Ward Councillor in December 2020. The notice included details on the application, the proposed concept plan map amendment, and a date for an online public information meeting. Many residents expressed concerns regarding a mail delivery delay and the timing of the information meeting. As a result, the meeting was postponed until January 26, 2021. A pre-recorded presentation providing basic information on the proposal and the concept plan amendment process was provided on the City's Engage Page prior to the first public information meeting.
- Following the December public notice and the January information meeting, Administration received a steady influx of email, phone call, and letter submissions from residents who had questions or comments on the application. This feedback was tracked by administration and shared with the applicant. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application. Following the January 26, 2021 information meeting, the recorded event was provided on the City's Engage Page as well as a Frequently Asked Questions (FAQ) information sheet, detailing commonly asked questions and responding to additional questions not addressed during the time constraints of the on-line public information meeting.
- On-line community meetings – following the January information meeting, Administration met with eight small community groups to hear additional concerns and comments, and to answer questions related to the application through on-line Teams meetings.
- Information Mailout & On-line Public Information Meeting - Following the January information meeting and on-line Teams meetings, changes were made to the proposal by the applicant. A notice detailing the changes to the original Concept Plan Amendment Application was mailed to 333 property owners, and the Ward Councillor in June 2021. The notice included details on the proposed changes to the original application and a date for a second online public information meeting on

June 23, 2021. Following the mailout, the full draft application and required studies were provided on the City's Engage Page. The FAQ sheet was also updated.

- Following the June public notice and the June information meeting, Administration continued to receive a steady influx of email, phone call, and letter submissions from residents who had questions or comments on the application. This feedback was tracked by Administration and shared with the applicant. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application.
- Following the June information meeting and feedback gathering, more changes were made to the proposal by the applicant and an information email, outlining the second round of changes to the original proposal, was sent to all respondents who provided feedback throughout the process (116 separate email addresses). Contact information for City of Saskatoon (City) staff was included to solicit comments on the changes to the application. Following the email, updates on the proposed changes were provided on the City's Engage Page.

Purpose:

To inform and consult – Mail out / email recipients were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public. These were collected, as a result of the mail-outs, the online public information meetings, and through several small online Teams meetings with community groups, via email, phone and letter submissions.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed, and relevant internal divisions of the City were contacted for review and comment. The Ward 7 Councillor was also advised of the application.
- External stakeholders – two separate mail notices were sent to all property owners within the Willows and a follow-up email update was provided to all respondents. Two public online information meetings were held, and eight online small community group meetings were held.

Summary of Community Engagement Feedback

Since the proposed amendments were first introduced to the public in December 2020, Administration has received a large amount of correspondence from residents of the Willows. Residents communicated through a variety of methods including phone calls, emails, letters, resident-led surveys, smaller virtual group meetings with residents, and real time chat during two live Team's information meetings in which residents were able to submit typed questions.

Email feedback and questions were received from 116 separate email addresses. In addition, over 490 letters were received opposing the application, including seven position papers opposing the proposal, provided on behalf of condominium associations within the Willows. In some cases, residents have expressed their opposition through various forms of communication/engagement. For the full list of comments posted during the online information meetings, please see [Engagement Feedback Received](#) at the end of this document. Written correspondence received (not including email correspondence) may be viewed on the project Engage Page at www.saskatoon.ca/engage/willows-concept-plan-amendment.

Comment Themes

Several key themes emerged throughout the extensive engagement process. The concerns brought forward by residents in all methods of communication were consistent throughout the entire consultation period, and the common concerns were related to the following:

- no changes wanted from the existing plan;
- concern over scale of the changes (too much of a deviation from the approved 2003 Concept Plan);
- concerns related to the hotel and spa (traffic, location, impact on views and property values);
- concerns related to transportation / traffic (impact on neighbourhood, capacity of existing infrastructure);
- concerns related to the addition of commercial uses in the Neighbourhood Node;
- concerns related to the reduction in the size of the golf course;
- concerns related to the amendment process / shortcomings of the online consultation process / developer trust;
- concerns over increased residential density;
- concerns related to introduction of fee-simple development;
- concerns over loss of green space, specifically the loss of golf course green space;
- concerns related to the impact on existing properties and property values; and,
- concerns related to the impact on the red barn and the existing tree canopy.

To note, a limited number of communications were received from residents who were in support of the proposal. Members from the general public, who were not residents of the neighbourhood, also expressed support of the spa, specifically the location.

A frequently asked question sheet that provided general responses to these common concerns may be found at the end of this document.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	October 26, 2021
Public Notice: A notice detailing the public hearing will be sent to property owners.	October 2021
Public Hearings: Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of the Planning and Development Department, Municipal Planning Commission, and any written or verbal submissions received.	November 22, 2021
City Council decision: May approve, deny, or defer the decision.	November 22, 2021

Engagement Feedback Received

Jan 26, 2021 Public Information Meeting Questions and Comments

1	Source	Content
2	Attendee	When will this event start?
3	Moderator	The meeting will start shortly (When will this event start?)
4	Moderator	Welcome everyone. The live meeting will start shortly.
5	Attendee	What is the maximum size of hotel in Dream's proposal. Height, how many rooms, how many stories?
6	Attendee	Please explain the Nordic Spa in more detail. How many stories is this building?
7	Attendee	Why aren't the new homes being restricted to the condo format that was originally decided upon?
8	Attendee	Can you explain DCDs in more detail and is a new DCD4 required to be approved before the overall amendment can be considered?
9	Attendee	What is in the spa? Does it have rooms for rent such as a hotel?
10	Attendee	Will the City accept comments by e-mail? The moderator said, "by letter". Also, what is the deadline for submitting comments?
11	Attendee	Timeline for consultation meetings between city officials and resident associations
12	Attendee	Why does slide 18 show a large lake and not the proposed multi storey condo development

13	Attendee	How does this new proposal differ from the same old subdivision design currently in use everywhere else in Saskatoon?
14	Attendee	When is/was a traffic impact assessment being done and how do you intend to include the effect of current covid lockdown/restrictions on the amount of traffic?
15	Attendee	What % of the 602 owners would have to vote in favor of change in condo status?
16	Attendee	I wrote a letter to Ms. Conly on Jan 15. Could those questions be answered?
17	Attendee	Why would we want to move from a bare land condo to the other model? We live at 602 and am generally concerned about this development with increased traffic, and not so sure we need a hotel and retail along with the increased traffic from the new houses to the west.
18	Attendee	Who is doing the market study, when will residents be involved in the study and will it be available to residents
19	Attendee	Ms. Conly skipped over the tax portion of the fee-simple lots. How would the taxes be different?
20	Attendee	In my opinion, dropping the lot size for future housing results in a loss of quality of home quality
21	Attendee	Willows Advisory Committee was established in 2018. What has happened since 2018? Why have we not been kept abreast of progression since 2018?
22	Attendee	What would it cost to convert the bare land condo developments into fee simple? Who would pay for this?
23	Attendee	How many rooms are in the hotel?
24	Attendee	What is the proposed base dimension and storey/height for the proposed hotel
25	Attendee	If minimum lot sizes of 45' are allowed, how do we know Dream won't build many lots that way? Would Dream and the City be amenable to DCD4 regulations that limit a minimum of lots (e.g. 5%) to less than 60'?
26	Attendee	Why did it take so long for Dream to consult with residents at the Willows regarding this amendment?
27	Attendee	Do the residence of the Willows get a vote on this proposal?
28	Attendee	Did the local traffic study include noise or just roadway vehicular capacity?
29	Attendee	The biggest issue is lack of Consultation. We need a meeting with the Presidents of the condo associations because of covid. Perhaps with one other person and the developer.
30	Attendee	Since we are moving to fee simple lots, what is the requirement for Municipal reserve which is currently zero.
31	Attendee	If the focus is on the existing community and residents how does a Nordic Spa and hotel accomplish this?
32	Attendee	How many more dwellings (houses, condos, apartment style condos) does the proposed development have compared to the approved development

33	Attendee	What is the proposed distance from the north edge of the commercial property to the south edge of Windemere Villas?
34	Attendee	What is the difference between a wellness hotel and a regular hotel?
35	Attendee	For City of Saskatoon - What are the next steps and those time frames. From today what would be the soonest all this could happen?
36	Attendee	Are the changes to Xena limited to Xena 9?
37	Attendee	How was it possible for Dream to remove trees and begin servicing of the area west of 301 Cartwright Terrace when this doesn't resemble the original 2003 plan?
38	Attendee	The number of new proposed residents was stated as 1300 but the study states 1713 new residents - that is a 500-person difference. Which is correct?
39	Attendee	Brad where are the 45ft lots going to be located and how does the lot size compare to the Stonebridge area
40	Attendee	Would conversion from bare land condo to fee simple incare our City of Saskatoon taxes?
41	Attendee	With the concerns around the new homes that are planned for the new area. Do you have a sense of the lot values out in the new area? What would the exterior finishes entail?
42	Attendee	We already have tranquility and quiet that we enjoy and this does not accomplish that for us at all.
43	Presenter (Developer)	That is a good idea. It is the intent to build the larger and at this point we do not plan on building at that minimum (If minimum lot sizes of 45' are allowed, how do we know Dream won't build many lots that way? Would Dream and the City be amenable to DCD4 regulations that limit a minimum of lots (e.g. 5%) to less than 60'?)
44	Attendee	How do we know that Dream won't abandon an 18-hole golf course in the future endangering the existence of any golf course? Could the City insist on a performance bond of some sort to ensure the golf course is not abandoned?
45	Attendee	Does the Nordic Spa allow for reduced rates for Willows residents
46	Attendee	Dream has proposed massive changes to the 2003 WNCP. More than 300 properties have been purchases based, in part, on the 2003 neighborhood concept. What is the justification for these proposed changes.
47	Attendee	What would it cost to convert the bare land condo developments into fee simple? Who would pay for this?
48	Attendee	Having found a website called Core Hotels: Scandvik Hotels and Nordic Spa stating that they have a 50,000sq. ft. hotel and spa coming soon to a prestigious Saskatoon neighbourhood, does this mean the City of Saskatoon has already approved Dream Development proposal and that this meeting is irrelevant? How

		many hotels has the City of Saskatoon approved as an infill project in a residential community?
49	Attendee	401, 404 and 405 Cartwright have a number of suites looking over the proposed new development of the Bridges #1 hole. Many residents purchased these suites because of the wide-open view. I suspect this development will reduce the value of those views. Are there any plans to address this?
50	Attendee	Our home is 104 with west facing view and our concern is the new proposal now includes a significant development west and south of the clubhouse which did not previously exist. There has been no mention yet to the impact to homes like ours on the unobstructed view we currently enjoy and paid a significant premium for. Please explain how this concern will be addressed.
51	Attendee	What % reduction do you see in property values for those in 401 and 405. Your 4-story hotel ruins the view we all paid big money for. Is there compensation considerations for this?
52	Attendee	The explanation on commercial zoning request by Dream was very confusing.
53	Attendee	The no right turn on the new proposed street off Lorne would presumably mean that even more traffic will be using Cartwright street as a short cut. How is it proposed to lift this traffic as the road outside of 401, 404, 405 and 408 cannot be widened?
54	Attendee	Would a bus route be added to Cartwright?
55	Attendee	Will the views of other property owners/residents within the Willows area be considered by the City in its analysis of this proposal?
56	Attendee	Given the Golf Course was not financially viable what other options were considered if the golf course actually failed. What could happen to the Golf course lands if it wasn't reconfigured to a more viable format?
57	Attendee	With respect to the Commercial and Mixed-use commercial amendments that are proposed, would the changes fall under B1A, B1B, and B3? From a review of bylaw 8770 B3 appears to be the only area that would allow a hotel.
58	Attendee	You did not specify how many stories the hotel would be.
59	Attendee	There are not very many amenities in the Willows, even less in the winter, how soon can we see a coffee shop, or this spa opening up?
60	Attendee	In subdivision design, new subdivisions have a large central park at the centre. Although city maps show the Willows as one large park, it can only be accessed by fee paying users. The Red Barn would be a nice central point to provide a multi-use park.

61	Attendee	Do you know what is proposed for the triangle shaped land shown in brown on the north side of the golf course?
62	Presenter (Developer)	Sorry I thought I did at the start 4 stories (You did not specify how many stories the hotel would be.)
63	Attendee	I have not seen any information provided from my condo board (602) yet
64	Attendee	What sets this Nordic Spa apart from other mid-sized cities that are investing in these sorts of luxury/wellness developments? How can it be ensured this is not a fad? How will this development be made future-proof? How is this a versatile, adaptable and multifunctional space?
65	Attendee	Comment only: The developer should not assume that existing residents want to eliminate the condo associations. I like the additional services provided and also like the fact that by neighbours can't do whatever they want to their houses and yards.
66	Attendee	I am still very concerned about the traffic on Cartwright. I find it difficult to believe that the traffic will only increase 3 cars/minute. During construction of Phase 2, there will be a tremendous amount of truck traffic. Are there more alternatives to the delivery of traffic from Phase 2 rather than on to Cartwright? Is there a plan for an overpass over the tracks on Lorne Avenue?
67	Attendee	Is the conversation of the existing Phase one area to Freehold something the city would include in this application or does it have to be a separate application.
68	Attendee	What happens to the ponds currently between 301 and 201 will they be left as they currently are
69	Attendee	What happens to a commercial location/business that DREAM approves initially, if/when that business fails or closes. Can any business then go in there without any control? What control will there be on the next business type in that spot
70	Attendee	What about the CNR railway crossing on Lorne Avenue and how many trains actively use that crossing per day? Currently traffic going North and South use the Clarence Avenue overpass and cut through the Willows using Cartwright street
71	Attendee	The City forced Willows Phase 1 to be bare land condo associations. Reserve funds are being collected by condo associations but are paying the same taxes as fee simple model? Double standard in one neighborhood
72	Attendee	If the proposed plan is accepted, what will stop Dream from putting a 7 Eleven on that corner?
73	Attendee	When the spa and hotel open, can we expect more activities (and traffic) in the winter?

74	Attendee	We all want to protect our original investment. In our case, for our house, which was built by Legacy Homes, we had hoped to develop our basement 4 years ago to include a walkout basement. Unfortunately, our house was not designated to have a walkout-type, and so we followed the by-laws and the architectural control from 2003. For sure, having a walkout basement would have made our investment more attractive if we decided to sell in future, but we followed the rules and bylaws. My question is why does Dream feel justified to change the rules now (adding double the number of houses in Phase 2, reducing golf holes, and adding commercial entities in our neighborhood which were not in the original 2003 plan), when current homeowners are bound by the bylaws?
75	Attendee	The south neighbourhood seems to be the most dense part of the proposed plan. This does not even exist on the current plan. While smaller lots may be becoming more common, is this true for golf course communities. Also, will the fee simple ownership make it more difficult for those of us who have condo's to sell? Finally, will there be controls on the types of fences the fee simple owners can erect?
76	Attendee	A lot seems to turn on the idea that a 27-hole golf course is not sustainable financially. That seems to be what Dream believes justifies the massive expansion in housing. What concrete evidence is Dream willing to provide to demonstrate the necessity of any 18-hole golf course for financial reasons?
77	Attendee	How will golfers access Xenia golf course without crossing a city street?
78	Attendee	Adding high end amenities to the Willows would be a huge boost to the long-term viability of the golf course and also help keep property values at a higher level. How soon would the first amenities open?
79	Attendee	You have been careful to show distances from Phase 1 to Phase 2, but what about the distance from 401 Cartwright to the Hotel, which will stick up much higher than individual homes?
80	Attendee	There are five hotels within a 5-minute drive of the Willows. Does the City consider the impact on these existing businesses when reviewing these proposed changes?
81	Attendee	The proposed green spaces appear to be very small. What current residential areas in Saskatoon would be similar?
82	Attendee	Narrower lots will lead to taller houses to maintain average house size/
83	Attendee	The Willows development was granted DCD 4 to recognize and address the unique aspects of a residential golf club development. Many Phase 1 residents bought into this concept, as a result of the unique characteristics of the development. The increase in density resulting in increase traffic in addition to addition of commercial development changes the character of the neighborhood. Can the City and/or developer respond to

		the original residents with respect to this commitment and trust in the original plan on which original Phase 1 residents based their purchase decision.
84	Attendee	If approved, how flexible are the amendment plans? Will they remain what we are seeing today or will there be further proposed changes?
85	Attendee	Why is Brad comparing the Willows with Stonebridge? Are these communities comparable?
86	Attendee	Brad mentioned "there isn't any specific plans in place re mixed use/residential. How can the current owners feel confident in what is being proposed with a statement like that? Seems there is no plan in place for commercial types based on that comment. Are there no businesses in waiting for these proposed spaces?
87	Presenter	Hi, we would build out the DCD regulations to more specifically hone in on the vision and make sure that the form and site plan is right prior to seeking specific tenants. Sorry if I was confusing (Unverified) asked "Brad mentioned there isn't any specific plans in place re mixed use/residential. How can the current owners feel confident in what is being proposed with a statement like that. Seems there is no plan in place for commercial types based on that comment. Are there no businesses in waiting for these proposed spaces? "
88	Attendee	All of the proposed mitigation measures to deal with increased traffic suggest a substantial change in the nature of our neighbourhood. Will the fee simple owners have city sidewalks? Condo owners have 30 km speed limits and walk on our streets. Also, many of us are retired and are not as spry as we used to be. Keeping traffic very low is a safety issue.
89	Attendee	Brad is Dream going to fix up the design problems with Xnea 9
90	Attendee	How exciting is it that Saskatoon is finally getting a Nordic Spa? Is there going to be fitness classes for community in wellness hotel?
91	Attendee	What is the plan for the 7.4 triangular parcel to the north?
92	Presenter (Developer)	We have plans to do that yes((Unverified) asked "Brad is Dream going to fix up the design problems with Xnea 9")
93	Attendee	Brad mentioned an amenities zone between the clubhouse and the proposed mixed-use site. Could you please elaborate?
94	Attendee	Can you comment on the likelihood that we are changing the Willows to reflect Stonebridge? Why did we buy in a quiet luxury neighborhood?
95	Attendee	You have 4 condo units whose traffic will increase - how is that NOT going past our driveways?
96	Attendee	Is this meeting being recorded?

97	Moderator	This meeting is being recorded, and will be posted on the City's engage page for this project (Unverified) asked "Is this meeting being recorded? "
98	Attendee	Thanks(Unverified) asked "Is this meeting being recorded? "
99	Attendee	Brad, we cannot rely on Dream's INTENT. We need to be protected by regulations. The proposed changes serve as a reminder of how the concept once promised can be changed without property owners' approval.
100	Attendee	To minimize current residence views and property devaluations, has Dream considered moving the commercial and mixed use to the north west corner with access off Lorne Ave.
101	Attendee	Will the course ever be less than 18 holes during any phase of construction?
102	Attendee	I've lived in the Willows for a few years. The lack of investment and amenities is the biggest disappointment. When I moved, I thought I would be moving to a first-class establishment with walkable perks. In reality it was far from. Having someone willing to invest in amenities that make the community mover useful to its members would be an asset, a unique approach to Saskatoon for all homeowners to enjoy.
103	Attendee	The answer to increased traffic on Cartwright isn't accurate as there are 4 condo apartments accessing the road & more traffic will have a significant impact on the 120 owners that live there both as drivers & pedestrians.
104	Attendee	What CERTAINTY is provided, by either the city or the developer, to ensure commercial uses are complementary to the existing culture of the neighbourhood? To my knowledge, there are no city bylaws designed to ensure complementary uses for a golf course. Who decides what is complementary and who enforces this?
105	Attendee	This looks like a great concept. Im surprised that residents are opposed given the extreme low density that the plan is proposing. The amenities being presented make me want to move here alone. The golf course already brings in traffic with tournaments, weddings, etc. This is nothing new for the area. If anything this concept plan looks under utilized and could have more condos and homes to make efficient use of the land and services.
106	Attendee	Brad said Dream would consider guaranteeing a minimum percentage of lots below 60'. If that is the case, would that not require rejection of the amended community plan and submission of a new one that includes that guarantee? Should we not just start over and build a joint community plan?
107	Attendee	Not only is traffic volume on cartwright and issue but the speed of traffic particularly coming out of 201-301 is a problem and a 4 way stop there would calm that down.
108	Attendee	How will this proposal add to the quality of life for existing residents?

109	Attendee	I enjoy my current view. How do you plan to address this for multiple homeowners?
110	Attendee	If commercial changes are approved but spa concept fails to proceed what else can now be acceptable to build in the spa space given that the zoning is changed
111	Attendee	I am not hearing any specific answers to the questions being asked. You are speaking in general terms and I am not hearing anything new. You say the hotel would have about 100 rooms but avoided how many stories high.
112	Attendee	With the increase of residents, how much will this affect the existing residents land taxes and rates?
113	Attendee	The change to freehold ownership would eliminate the need and the monthly cost of the current condo fees. Is there any reduction of the current city taxes for existing homeowners in 501 and 602?
114	Attendee	Will the so called "Nordic Spa Group" be the owner of the facility or just lease it from the owner of the golf course?
115	Attendee	"Nordic Spa" sounds unique and even desirable, but do we really understand what that entails - it could simply mean as Brad said pools with different temperatures! Assuming the spa has appeal, why is the hotel needed? Could the spa not stand alone?
116	Attendee	Golf tournaments increase traffic within very narrow time windows. An increase in population of the Willows community by ca. 1000 (50%) increases traffic permanently.
117	Attendee	Is there any direct benefit to the Willows homeowners and the new Nordic Spa being proposed?
118	Attendee	Bronwyn Eyre, MLA for Saskatoon Stonebridge has "requested that the City and Dream to withdraw its current plan and to hold full and transparent consultation with residents of the Willows before another plan is submitted in the future." Will Dream agree to this?
119	Attendee	Why do we need a hotel and spa? We purchased here with no hotel and spa due to the tranquilly provided without it and the additional homes, traffic, crime, etc.
120	Attendee	How can a 36-hole, 6 month a year golf course that is downsized to 18 holes offset the increased traffic from a new 1700 person residential development complete with a hotel and other commercial development that operates 24/7/365?
121	Attendee	It devalues the view of my home, Brad, how do you intend to address this?
122	Attendee	Based on the comments that Dreams provided in the Resident Q & A, it infers The City of Saskatoon required the Willows to be set up as Bare Land Condominium. It was my understanding that Dundee approached the City of Saskatoon to have the land developed as a bare land condo which allowed for narrower streets, no sidewalks, and residents would be responsible for

		street maintenance and infrastructure repairs/maintenance. Which is true?
123	Attendee	Why were consultations not be initiated before the proposal was submitted to the City?
124	Attendee	If the City doesn't approve this what happens to the mess where Dream has already started development?
125	Attendee	If the City decides to approve fee-simple lots for the new area in the Willows, will this in effect use tax dollars to maintain the streets and infrastructure in those areas, there by helping these areas compete with areas where existing residents must continue paying these costs?
126	Attendee	Brad how would you feel if this was happening to your home when you purchased on a golf course?
127	Attendee	I moved from Stonebridge to the Willows to get away from this exact sort of thing. Why do Dream and the City want to have another Stonebridge adjacent to the current one?
128	Attendee	What is going to be the plan for golf cart crossings city streets
129	Attendee	Brad how do you benefit from this? I don't hear much benefit to current homeowners?
130	Attendee	The presentation has been mostly about the WHAT is proposed for the amendments (18 holes, increased density, commercial). I would like you to answer WHY these have been proposed. Is it not bad faith by both the City of Saskatoon and Dream to change the 2003 plan?
131	Attendee	Will residents be actually be asked if a Nordic Spa meets the residents needs
132	Attendee	Our house backs right on Cartwright, so traffic will be a big issue with frequencies and noise.
133	Attendee	On the browned area purchased which Brad said someone else will be developing. We should know what it is. It could be an oil refinery....
134	Attendee	Despite studies on traffic flow and environmental impacts and the results you have shared, likely there will still be a much larger impact on the area and existing residents than with the 2003 approved development. How do you propose existing residents be compensated for this? Or our views be accommodated to the point of adjusting the current proposal?
135	Attendee	A 100-room hotel does not belong in the centre of an elite residential neighbourhood such as the Willows. Is there any consideration of moving the Nordic Spa/Hotel and all the traffic that it will generate onto a major street such as Lorne Avenue perhaps on the German Club site currently for sale.?
136	Attendee	Can the City please study the noise of the increased traffic as we are already dealing with train noise on the north?

137	Attendee	What type of housing is proposed for the 'brown area' on the south end? On the rendered drawing it looks like row-housing.
138	Attendee	Why would Dream not be responsible for payment & procedure to change condo status to fee simple. They put us into this condo predicament which gives us a double tax
139	Attendee	How many visitors can you expect to see at the spa? Seems to take away from the tranquility.
140	Attendee	For Dream, when will lots become available for purchase and who can I contact to put a deposit down
141	Attendee	Comment: Most of the traffic flows down Cartwright Street towards Clarence Avenue where people shop and access services in the Stonebridge area. I predict that it will be very difficult for current property owners to access Cartwright Street from 602 and 501 areas during peak hours and during difficult times such as snowstorms. This will be a major traffic backup area.
142	Attendee	We also noticed this Web Site a commenter posted earlier about Core Hotels: Scandvik Hotels and Nordic Spa stating that they have a 50,000sq. ft. hotel and spa coming soon to a prestigious Saskatoon neighbourhood. Is this the Nordic Spa business Brad spoke of?
143	Attendee	What would the distance be from the back of the hotel to 401 - Woodbridge be?
144	Attendee	A giant issue here is that the Willows neighbourhood is relatively small and now half complete relative the 2003 WNCP. Now a proposal comes along that would substantially change the neighbourhood vision. The City needs to consider how the process being followed here can be seen as insensitive to existing property owners in a half complete neighbourhood.
145	Attendee	I absolutely agree with another questioner re: the fact that those of us who bought here based on the original concept plan presumable trusted the city planners and council to ensure that the approved plan would remain. It seems to me that any substantial change to this would be an extreme betrayal of trust by the City!
146	Attendee	Why doesn't Dream take their proposed commercial development to the corners of Clarence and Cartwright or Lorne and Cartwright instead of in the middle of a quiet residential golf community? Their plan spoils the intent of the original development and neighborhood?
147	Attendee	Why are you avoiding the most asked questions regarding the Nordic Spa? I think it warrants comments.
148	Attendee	There used to be massage therapy offered at the Willows clubhouse. Why is the idea of massage and physiotherapy only linked to the creation of new commercial areas? Why doesn't Dream consider offering these amenities for members and homeowners through the clubhouse?

149	Attendee	
150	Attendee	Dream ignored our requests to clean up the weeds across from 201 and 301 last year so why now trust Brad saying they will now do it?
151	Attendee	Will less golf holes mean less rowdy golf tournaments? That would be nice.
152	Attendee	How long does Dream expect for the build out of this next plan to take 5yrs, 10yrs, 20yrs? There seems to be a concern that the area will change over night but I suspect this is closer to 10 plus years.
153	Attendee	Would the zoning for these new homes allow for rental space in the home. This would add human density to the area. Streets in other neighbourhoods suffer with parking space and traffic on residential streets. Second question, is how wide are the streets going to be in the residential area
154	Attendee	How do you suppose this adds to the current tranquility? It seems as though it takes away from it?
155	Attendee	Why do you want to go from bare condo to fee simple now?
156	Attendee	Is approval of this new plan also include the approval of the 7.4 hectare parcel?
157	Attendee	Why not establish the new residential areas as condo associations? This is truly the ONLY way to ensure consistent architectural standards are adhered to maintained into the future.
158	Attendee	Is this Nordic Spa a done deal? They are advertising it as... https://scandvikhotels.com/
159	Attendee	Is there any certainty that we would have a Nordic Spa or is that just an empty promise that turns in to a Super 8?
160	Attendee	If concerned about architectural controls, there are other ways to ensure enforcement outside of condo title. You should discuss with the city further
161	Attendee	Just a comment with respect, I'm not sure how we can believe anything that Dream is telling us now (perhaps with the best of intentions) when obviously what those of us who live here presently were sold 15 years ago
162	Attendee	Most recent hotel was approved in Varsity View neighborhood
163	Attendee	I'm curious how set in stone this proposal actually is once approved or how much flexibility Brad will have to change these builds once he has power?
164	Attendee	Is the golf course going to be private and is there any consideration of owners investing in it to have a share concept and that share would be attached to the owners property for resale incentive?
165	Attendee	How do you know it will increase current homeowners property values, Brad?
166	Attendee	How do you hide a 4-story hotel with trees and a berm?

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

29	Attendee	Anastasia, you are clearly reading. Would it be possible to get your full written presentation posted to the website please?
30	Moderator	If you are having trouble accessing the meeting, please view the meeting on the web, at the link provided above, instead of using the app.
31	Attendee	Please address the issue of free hold title as opposed to bare land condominiums
32	Attendee	Fonts are too small to read the Dream slides.
33	Moderator	If you are waiting to get into the meeting, you may need to log out and log back in. Try viewing the meeting on the web instead of using the app.
34	Attendee	Will our questions appear for all to see. My question doesn't seem to appear anywhere except under the "My questions" section. I don't see anyone else's questions
35	Moderator	Hello, questions and comments will be published once the presentation has concluded. (will our questions appear for all to see. My question doesn't seem to appear anywhere except under the "My questions" section. I don't see anyone else's questions)
36	Attendee	I cannot see any questions being asked in the Q&A except my own. Are there really no other comments or questions?
37	Moderator	Hello, questions and comments will be published once the presentation has concluded. (I cannot see any questions being asked in the Q&A except my own. Are there really no other comments or questions?)
38	Attendee	Dream has missed the boat on the concerns raised by residents. Approximately 350 residential units have been sold in Phase 1 based on the existing OCP and DCD4 neighbourhood concept. Dream's proposed amendment abandons any responsibility to uphold the 'promises' made to existing residents about future Phase 2 development. This is a betrayal that cannot be mitigated by hollow promises and minor changes. Now we must demand that the City protect property owner's interests by denying this application.
39	Attendee	We have not seen the golf study as of yet. Are we going to be able to see the study.
40	Attendee	Traffic: the existing OCP and DCD4 would result in minimal additional traffic on Cartwright from the Phase 2 development. The proposed amendments will produce a dramatic increase in traffic on Cartwright from the start of construction to completion and beyond. By that time Dream will be long gone.
41	Attendee	Where is swimming pool and pickle ball court going on the design that you submitted since there is no evidence of it.
42	Attendee	How many guest rooms will there be in the proposed hotel spa
43	Attendee	Are we going to have an open public meeting before planning authority meeting

44	Attendee	The land within The Willows Golf & Country Club was marketed as a 100% residential neighbourhood to hundreds of property owners, does Dream see this plan amendment a breach of contract and a case for legal action?
45	Attendee	Did Doug Carrick do the golf study as well?
46	Attendee	Brad's presentation is unreadable in large parts. Can it please be posted to the website?
47	Attendee	Brad - Stick with the proposed amendments. All of this promotional material on how great the changes and new amenities will be are simply hollow promises that have nothing to do with the proposed amendment to concept plan. None of this is regulated by the City and could change 'without notice', as they say. Of course, all of these 'great' changes and amenities could equally be incorporated within the existing OCP and DCD4.
48	Attendee	Did Dream hear one thing that the residents raised. Which ones?????
49	Attendee	This is a pathetic attempt to address community concerns. Dream has failed again.
50	Attendee	The changes detailed in the June 4 version of the proposed amendments are cosmetic, at best. Obviously, none of the major concerns submitted by existing property owners at the Willows have been addressed in the proposal. Considering: the substantial negative impacts on existing residents inherent in the proposal and that most aspects of that proposal are prohibited by the existing OCP and DCD4,
51	Attendee	The land within The Willows Golf & Country Club was marketed as a 100% residential neighbourhood to hundreds of property owners, does Dream see this plan amendment a breach of contract and a case for legal action?
52	Attendee	Since this is the second time with 'technical' issues for online meeting and est July 11 opening of the province, can we not postpone this meeting and have it 'LIVE' in September?
53	Attendee	How many storeys is the spa hotel proposed to be
54	Attendee	In the "summary of public consultations" report, it states that 128 individuals provided comments. Can you please clarify if this includes all the residents that were represented by the associations that presented to the Planning Department. It seems that almost the entire Willows community was heard from when you include those presentations on behalf of the association groups. Shouldn't this number be closer to 600-700 residents heard from?
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57	Attendee	Does city planning support Dreams new revisions?
58	Attendee	Why not retain the architectural standards, condominium controls and large lot sizes for the single unit dwellings, in order to retain the character of the neighbourhood. It is impossible to guarantee retention of the neighbourhood's existing character without these controls in place.
59	Attendee	So, the SPA hotel is a Phase 1 commercial zoning issue?
60	Attendee	Why can't planning push back and inform Dream that their applications does not confirm with the 2020 Official Community plan that was just approved last year
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84	Attendee	Any update of the Fee simple lot issue?
85	Attendee	Comment Only. I just want to show support for the Nordic Spa. Great amenity for the whole city.

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87	Attendee	What is the plan for the triangular piece of land on the North end of the Willows near Lorne Ave & Cartwright?
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91	Attendee	There was no mention of this tonight or in the mailed-out material. Are you still planning to proceed with Phase 2 lots with fee simple status and not as bare land condo?
92	Attendee	When can we see an actual site plan for the hotel?
93	Attendee	Many of us that are very close to this hotel would like to know how Brad or other officials would feel if a hotel was planted approx. 60 feet from their home. This hotel, while perhaps a nice idea in appropriate area, is an idiotic idea for this location and when 7 months of winter contribute to its failure or simply wound up, what happens to the building.
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		is it proposed to have the sidewalks and parking at the side of the road as I believe the category of road the city says this is?
99	Attendee	Currently the red barn location is not used in the winter, so tree canopy is sufficient buffer in summer when trees are in full bloom. If the spa is going to be utilized four seasons and be located within the tree canopy, the tree canopy will not be a sufficient buffer between the spa when they lose their leaves in winter. What additional buffers will be used to create the buffer in winter?
100	Attendee	The Mayor had an in-person meeting with Riversdale business association a day or so ago at the Roxy theatre so what is holding us up....
101	Attendee	Did the City of Saskatoon not have a live meeting on June 22/2021 with the Riversdale Business Community with the Mayor and the Councillor for the ward present?
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104	Attendee	I saw several of the submissions by residents and condo associations and pretty much all of them mentioned the sheer size of Dream's new housing expansion as a concern. This was not mentioned in the City's summary of concerns from residents. I'm wondering why it isn't.
105	Attendee	Will there be special pricing or spa passes for the residents of the willows? I can see residents using this regularly.
106	Attendee	This looks Stonebridge 2. Hotel and all the commercial is available across this street. Why change us from residential to commercial
107	Attendee	I saw several of the submissions by residents and condo associations and pretty much all of them mentioned the sheer size of Dream's new housing expansion as a concern. This was not mentioned in the City's summary of concerns from residents. I'm wondering why it isn't.
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109	Attendee	This looks Stonebridge 2. Hotel and all the commercial is available across this street. Why change us from residential to commercial
110	Attendee	Could Brad elaborate on the architectural controls that were discussed? Will they be specified in the amendment document and be a must or are they subject to future adjustments and relaxed when future phases slow down?
111	Attendee	So was there a study or not

112	Attendee	So was there a study or not
113	Attendee	The developer, the city and the residents had a tacit agreement, a contract if you will, based on the original concept plan. That of a golf course and a quiet residential community. How is this proposed amendment not an abrogation of that original agreement?
114	Attendee	Given the very large expansion in golf the last two years, is the GGA business plan now completely out of date? Willows sold out of memberships this year, as did other local golf courses.
115	Attendee	The developer, the city and the residents had a tacit agreement, a contract if you will, based on the original concept plan. That of a golf course and a quiet residential community. How is this proposed amendment not an abrogation of that original agreement?
116	Attendee	Where will they be located the pool and pile ball.
117	Attendee	Where will they be located the pool and pile ball.
118	Attendee	How many current willows residents hold golf course membership and why would they have any control over Dream's decision to change course layout?
119	Attendee	I mean pickle ball
120	Attendee	How many current willows residents hold golf course membership and why would they have any control over Dream's decision to change course layout?
121	Attendee	I mean pickle ball
122	Attendee	Multiple 50-foot lots, really? These lots can't possibly support the size of house that was displayed in the presentation.
123	Attendee	Where will the delivery/garbage/servicing area of the hotel be located? If the hotel is even approved!!
124	Attendee	Where will the delivery/garbage/servicing area of the hotel be located? If the hotel is even approved!!
125	Attendee	The Pool and pickle ball locations. Just say where it will be.
126	Attendee	I am in support of the concept plan. Upgrading the existing amenities (which could use some investment) and adding new ones will benefit the community as a whole.
127	Attendee	Would you consider locating the proposed commercial development to the triangular piece of land rather than in the heart of the Willows where it seriously affects the original intent and plan for the Willows?
128	Attendee	Brad: What is the rational for proposing a hotel/spa site within the boundaries of Phase 1 and near existing residential properties? Does this not betray the promises made by Dundee (Dream) when these properties were sold?
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131	Attendee	This is pathetic. questions are prepositioned.
132	Attendee	Will property tax assessments reflect the different lot types within the Willows meaning existing bareland condo homeowners are maintaining areas that will be otherwise covered by property taxes for future residents in future phases?
133	Attendee	This is pathetic. questions are prepositioned.
134	Attendee	In person meeting is needed
135	Attendee	I live in a condo but feel bullied by aggressive condo members opposing this development I think these changes are great and will add value and future wellness vision to Saskatoon. How can I reach out to someone personally so I can express my positive views
136	Attendee	What is the approximate fraction (e.g., in %) of proposed amendments that are not recommended by City Planning and Development?
137	Attendee	I live in a condo but feel bullied by aggressive condo members opposing this development I think these changes are great and will add value and future wellness vision to Saskatoon. How can I reach out to someone personally so I can express my positive views
138	Attendee	What is the approximate fraction (e.g., in %) of proposed amendments that are not recommended by City Planning and Development?
139	Attendee	If the city is already prepared to opt for the developer's plan re fee simple do the residents have any hope that there will be more to considering resident's concerns than the financial considerations?
140	Attendee	As a nearby resident, I fully back Dream's proposal and amendments to the Willows. This will complete the sense of community and wholeness that a diverse culture will bring.
141	Attendee	You can now have in-person, indoor meetings with up to 150 people. Darrell seems not to be aware of this.
142	Attendee	Assuming that there are examples of proposed amendments that are not recommended by City Planning and Development, what are the most common reasons for a negative review?
143	Attendee	You can now have in-person, indoor meetings with up to 150 people. Darrell seems not to be aware of this.
144	Attendee	Brad makes a comment that Cartwright St is a collector street, but yet as defined by City of Saskatoon a collector street has parking and sidewalks on both sides of the street. Does this mean Cartwright St will be widened to accommodate the actual specifications and dream will cover the costs of the improvement.
145	Attendee	Alderman David Kirton was at the live unperson meeting with Riversdale....What is going on here.?

146	Attendee	Sorry unperson meeting
147	Attendee	City - I have investigated and asked other members of the City planning etc to provide me with any, ANY other established communities and or zones where a new commercial zone had been allowed in the city at any other time. You will be setting a new president by allowing this.
148	Attendee	In person
149	Attendee	In person
150	Attendee	City - can you consider a height limit of 2 stores for any building that has commercial / mixed use?
151	Attendee	City - Lorne Ave has an issue it has no access to Circle Drive East so all that traffic needs to go through Cartwright
152	Attendee	City - New traffic study based on traffic measure done during fall of 2020. This was Covid so why would you even consider those numbers
153	Attendee	Brad makes a comment that Cartwright Street is a collector street, but yet as defined by City of Saskatoon a collector street has parking and sidewalks on both sides of the street. Does this mean Cartwright Street will be widened to accommodate the actual specifications and dream will cover the costs of the improvement.
154	Attendee	City - Lorne Ave has an issue it has no access to Circle Drive East so all that traffic needs to go through Cartwright
155	Attendee	this is NOT community feedback this is wrong
156	Attendee	I am hearing a lot of potential ideas that Dream is considering if the proposed amendments to the amendments are accepted to help assuage residents' concerns. What assurances do we have from Dream that these potential ideas will actually happen if the city accepts the proposed amendments?
157	Attendee	This is NOT community feedback this is wrong
158	Attendee	I am hearing a lot of potential ideas that Dream is considering if the proposed amendments to the amendments are accepted to help assuage residents' concerns. What assurances do we have from Dream that these potential ideas will actually happen if the city accepts the proposed amendments?
159	Attendee	The traffic report recommends "A new collector road with direct access from Lorne Avenue will allow patrons access to hotel without access to Cartwright Street" and without it the commercial development not be approved. Where is this in the new proposal?
160	Attendee	How have the Neighbourhood nodes worked out in the past? I think of Avalon and Eastview which were an early version of this concept, but now appear to be underutilized. The new versions in Willowgrove and Evergreen appear to be incomplete even though the rest of the neighbourhoods have been filled. Also these last two areas are accessed by 4 lane divided access roads and the commercial spaces appear to be surrounded by lower end row housing which buffers the surrounding single family home from the

		impact of commercial development such as restaurants and bars. This does not appear to be the case in this proposal.
161	Attendee	Taxes will be less for same value homes that are fee simple rather than condo homes. Highly unfair and discriminatory.
162	Attendee	In the proposal the only new access is Access Road A and roadways B and C, both of which enter onto Cartwright before reaching the hotel. Also, these roads pass through the new residential, so I take it that Dreams Proposal is to parade the estimated annual 47,000 spa and hotel guest past their prime residential lots?
163	Attendee	The traffic report recommends "A new collector road with direct access from Lorne Avenue will allow patrons access to hotel without access to Cartwright Street" and without it the commercial development not be approved. Where is this in the new proposal?
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165	Attendee	Taxes will be less for same value homes that are fee simple rather than condo homes. Highly unfair and discriminatory.
166	Attendee	Brad: what will the total length of the proposed walking trail be if this concept plan is approved? Will it be all season and who maintains it?
167	Attendee	In the comparables listed in the Dream proposal, none of them have the major traffic artery passing within 3 m of existing residential buildings. In the majority of the comparables the major access is by a four-lane divided access road with residential off on separate crescents. How is Dream planning to deal with the 7 direct access driveways entering onto Cartwright Street in the 400 block?
168	Attendee	In the proposal the only new access is Access Road A and roadways B and C, both of which enter onto Cartwright before reaching the hotel. Also, these roads pass through the new residential, so I take it that Dreams Proposal is to parade the estimated annual 47,000 spa and hotel guest past their prime residential lots?

169	Attendee	Brad: what will the total length of the proposed walking trail be if this concept plan is approved? Will it be all season and who maintains it?
170	Attendee	In the comparables listed in the Dream proposal, none of them have the major traffic artery passing within 3 m of existing residential buildings. In the majority of the comparables the major access is by a four-lane divided access road with residential off on separate crescents. How is Dream planning to deal with the 7 direct access driveways entering onto Cartwright Street in the 400 block?
171	Attendee	So the other businesses will subsidize the golf course???
172	Attendee	Will you change the name from golf and residential community to golf and commercial community
173	Attendee	So the other businesses will subsidize the golf course???
174	Attendee	Could someone elaborate on how the feasibility and market studies impact the city's assessment of the proposed amendments?
175	Attendee	The golf course is not sustainable; however, you are planning to offer all kinds of amenities that are not going to provide you with any income. How can we possibly believe that you are being honest when it feels as if you are merely "selling" this to us. I cannot believe that you are suddenly coming up with these ideas that will never come to fruition.
176	Attendee	Of course the lack of success of the golf course is clearly due to POOR management, Why does Dream insist on managing a golf course given their clear incompetence?
177	Attendee	I cannot believe the questions that are being asked this format is a joke. Dream has the city in there back pocket. quit wasting our time.
178	Attendee	Of course the lack of success of the golf course is clearly due to POOR management, why does Dream insist on managing a golf course given their clear incompetence?
179	Attendee	So we could organize a live meeting and have you attend????
180	Attendee	The easternmost housing is the area that will most disrupt views, along with the hotel. Could Dream not consider turning that area, which is Bridges holes 1-3, into a 3-hole practice course instead of housing?
181	Attendee	Would Brad entertain holding a live meeting and a tour of new sites?
182	Attendee	The easternmost housing is the area that will most disrupt views, along with the hotel. Could Dream not consider turning that area, which is Bridges holes 1-3, into a 3-hole practice course instead of housing?
183	Attendee	Would Brad entertain holding a live meeting and a tour of new sites?

184	Attendee	The video feed has crashed. will all the questions asked during this event be able to be seen on the City of Saskatoon website with the answers?
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186	Attendee	Anastasia: tax assessments are based on supposed market value; this is applied to fee simple and bareland condos. The difference is the pool of property sales used to estimate the market value of similar properties. However, assuming the market value is actually captured, there is no difference. With respect to the proposed amendments, a two-tier situation would result where condo owners pay high taxes but receive less services. Moreover, they must pay (condo) fees (e.g. for road maintenance) to get services that a fee-simple lot owners has included with their property tax.
187	Attendee	Will there be options for more wellness at the clubhouse? Homeowners association option like other cities? I moved from a great community association in Southern Ontario and would love to see more community involvement
188	Attendee	I meant more in regard to fitness(gym) options (Bob (Unverified) asked "Will there be options for more wellness at the clubhouse? Homeowners' association option like other cities? I moved from a great community association in Southern Ontario and would love to see more community involvement")
189	Attendee	Will there be options for more wellness at the clubhouse? Homeowners association option like other cities? I moved from a great community association in Southern Ontario and would love to see more community involvement
190	Attendee	Is city planning going to model the taxation levels phase 1 vs 2 also considering the Stata condo fees that Phase 1 must pay to take care of their streets
191	Attendee	Brad, how can you say that this is nothing like Stonebridge, every example you use is already represented in Stonebridge. several times over. NONE of these services are needed or requested by the majority in Willows.
192	Attendee	Brad, you must be able to speak to the promises that were made in 2003. How can you say you cant speak to them. You are in front of us representing company made them. You have been asked many times through this consultation process this exact question. If you can speak to it, get someone here that can.
193	Attendee	Is the residential noise bylaw for the red barn continue to be enforced?
194	Attendee	As long as trees are green they may help obscure the hotel but what happens in winter? How many more evergreens and where/
195	Attendee	As long as trees are green they may help obscure the hotel but what happens in winter? How many more evergreens and where/

196	Attendee	The slide on new clubhouse amenities shows the pool where the current putting green is located. In addition, the chipping green is located where there will be a future road and/or housing. How is the practice facility going to be improved exactly? Where will the chipping and putting greens move?
197	Attendee	Who hired and paid the consultant
198	Attendee	The city's traffic committee in its last meeting is already considering traffic calming devices and they said they are not considering the current amendment plan --- how it then be said that traffic will not be a problem?
199	Attendee	Who hired and paid the consultant
200	Attendee	The City's traffic committee in its last meeting is already considering traffic calming devices and they said they are not considering the current amendment plan --- how it then be said that traffic will not be a problem?
201	Attendee	Who hired the consultant and who paid them
202	Attendee	The original proposal had ALL development on the west side on the clubhouse. Why not keep it there?
203	Attendee	If this amendment plan to increase property values why are some current owners now having trouble selling because of the proposed commercial development?
204	Attendee	What will Dream do when the city denies this latest proposal?
205	Attendee	So is Brad saying the putting green and chipping area will continue???? And where....
206	Attendee	NO SOUND
207	Attendee	NO SOUND
208	Attendee	RED barn is a Major commercial rezoning change for Willows phase 1 correct
209	Attendee	How many units were going to be sold in Phase 2 (2003). How many under the new plan? What is the total increase in revenue to Dream
210	Attendee	NO SOUND
211	Attendee	RED barn is a Major commercial rezoning change for Willows Phase 1 correct
212	Attendee	How many units were going to be sold in Phase 2 (2003). How many under the new plan? What is the total increase in revenue to Dream
213	Attendee	This is an extremely concerning situation and we have not had the time to have an open forum. Is it possible to have an in-person meeting on or after July 11th in order to get feedback?
214	Attendee	I can hear you
215	Attendee	I can hear you
216	Attendee	I can hear you
217	Attendee	I can hear you
218	Attendee	I can still hear fine.
219	Attendee	I have sound

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

243	Attendee	This format is pathetic and not inclusive of all
244	Attendee	What will the height of the hotel be with the proposed changes to the hotel? Will it still disrupt views to the west of those in the condo buildings?
245	Attendee	What will the height of the hotel be with the proposed changes to the hotel? Will it still disrupt views to the west of those in the condo buildings?
246	Attendee	This meeting was a joke. public in person meeting should be mandatory

Frequently Asked Questions

*Updates to the FAQ are indicated in **red**.

Amendment Process & Timeline:

Why are public engagement activities not being held in-person? Due to COVID-19, the City of Saskatoon is conducting all engagement activities virtually at this time. This may include tools such as online meetings, email, telephone and mail.

When was the Willows Neighbourhood Concept Plan originally approved? The Willows Neighbourhood Concept Plan was originally approved in 2003 as two phases. At that time, the Official Community Plan was amended to include this new land use form which acknowledged the unique needs of a golf course community. This included providing for larger lot sizes typically seen in golf course communities, a direct control zoning district to ensure predictable development form and land use, and a requirement that residential units were developed as part of a larger bare land condominium plan.

Why was the first consultation with the public in January of 2021? Consultation by the City of Saskatoon is undertaken when proposals have evolved, based on the technical reviews of the proposal, into a more completed application, one that encompasses all the requirements needed for an application and where it can be demonstrated that there are no technical requirements that would impede the possibility of the proposal.

How can I provide feedback and how will I know my concerns will be heard? The City is committed to creating a healthy and sustainable community through public engagement, that is based on authentic, open and fair processes that are accessible and responsive to residents' concerns and interests. The public engagement process is on-going.

Questions regarding the process, or feedback specific to the application should be submitted on the online form on the Engage Page found here: [Contact Us](#)

Questions or comments about the vision for the area, including changes to the golf course, should be directed to Dream at bzurevinski@dream.ca.

Feedback being provided currently and throughout the process will be evaluated and concerns will be identified. All information gathered during this process will be used to form Administration's recommendation on the proposal and to determine if changes will be required.

The City of Saskatoon is committed to the interest of the greater public good and engaging with the public during the decision-making process. Proposals can be adjusted and are flexible throughout the review process to be responsive to residents' concerns and interests.

Notification will be provided when the application is proceeding to the Municipal Planning Commission and subsequently to City Council for consideration. Instructions on how to provide comments to Council will be provided at that time.

What is the timeline for consultation and next steps? After the public consultation portion of the application is complete (on-going and undetermined date), Administration will prepare a report outlining their recommendation for City Council. The report will be presented to the Municipal Planning Commission and then subsequently to City Council, where a public hearing will be held and opportunity to provide feedback to City Council will be available. The timeline for these meetings has not been established and will be based on the results of the on-going public consultation process.

A second online public meeting has been scheduled for June 23, 2021 at 7:00 pm.

If approved, when will the changes and development occur? A specific time frame for build-out has not been determined because the application remains in the review stages. If the amendment is approved by City Council, the applicant has identified a development phasing strategy that is subject to change once detailed design begins and discussions regarding specific servicing details commence.

Can Dream request to make changes to the approved Willows Concept Plan? Under the Planning and Development Act (PDA), a Council may consider amending a planning bylaw on the basis of a report from its Administration, or upon request from a third party, such as the applicant Dream. Under the authority of the PDA, it is fairly common for an applicant to seek an amendment to either the Zoning Bylaw, Official Community Plan, or both, to accommodate their development proposal if the existing policies and / or regulations do not align. Changes to regulations and policies must be carefully considered by City Council, to determine if they are in greater alignment with the City's vision and goals, or not.

Subsequent applications to the Willows Neighbourhood Concept Plan would be reviewed on their own merit and would follow the same process as is currently being undertaken.

Given the amount of information available about the proposed spa / hotel in the media and online, has the City already approved Dream Developments' proposal?

The proposed Nordic spa and hotel is considered by the City of Saskatoon to be conceptual only at this time and has not been approved.

When an applicant puts forward a proposal, they are, of course, free to share it publicly at their own risk. However, this does not reflect City approval and does not bind the City to a future approval. We will be continuing with public engagement on the overall package of amendments in order to provide City Council with the appropriate recommendation in due course.

Is the market study a public document? Who is doing the market study, when will residents be involved in the study, and will it be made available to residents? The Community Plan specifically requires that, in golf course communities, a market demand study and market projection be submitted to and accepted by Administration. The market study has been submitted and is now posted on the Engage Page. In addition to the Market Study, the applicant also submitted a Hotel and Spa Location and Commercial Feasibility Analysis, which can also be found on the Engage Page.

The market study was prepared by Urbanics Consultants Ltd. and the feasibility study was prepared by Wallace Insights.

Zoning

Will the zoning change within the Willows neighbourhood? The entirety of the Willows neighbourhood is regulated by a special zoning district called DCD4 (Direct Control District 4). This zoning district cannot be compared to any other zoning district within Saskatoon as it was developed specifically for the Willows.

The Direct Control Zoning District can be reviewed in Section 13.4 of the Zoning Bylaw No. 8770 located on the City of Saskatoon's website and on our Engage Page. Direct Control Districts allows for unique development proposals. The Willow's zoning district DCD4 was originally developed in conjunction with the Willows Neighbourhood Concept Plan in 2003.

The NCP amendment application does not include a rezoning of the Willows neighbourhood. The amendment is proposing changes to the regulations contained within the DCD4 Zoning District. The proposed changes include:

- Reducing the minimum site width for one-unit dwellings (from 18 m to 15 m site width minimum);
- Reducing the minimum site area for one-unit dwellings (from 630 To 525 square metres);
- Adding development standards to accommodate proposed commercial development located within the proposed neighbourhood node;
- Adding development standards for a hotel and accessory uses, including additional landscaping regulations; and,
- Re-zoning the north development area (not originally part of the Willows NCP) to DCD4 in order to become part of the Willows Neighbourhood Concept Plan Area.

Feedback from the public consultation process will help shape the elements of the zoning amendment to the DCD4.

Within the proposal, what does commercial and mixed-use commercial mean?

The current DCD4 (zoning district) permits commercial development, specifically, accessory to the golf course, sufficient to serve the convenience needs of the golf course community. These uses must be accessory and related to the clubhouse and golf course operation. This includes, but is not limited to, restaurants, lounges, pro shop, tennis

courts, swimming pools, retail and retail services limited to 929 m² of gross floor area, personal service trades, medical clinics, banquet facilities convention and catering facilities, administration and sales offices.

The original submission identified an area to the north and the northwest of the clubhouse for commercial and mixed-use commercial development. In the revised proposal, half of the mixed-use development site has been replaced by a commercial site (proposed hotel), and the other half has been replaced with a neighbourhood node development site.

Neighbourhood nodes are intended to integrate commercial uses into a neighbourhood setting in way that helps create social spaces, vibrancy, and street life while enhancing social gathering opportunities. The neighbourhood node development site may still include medium density residential development in addition to the proposed commercial uses.

The revised proposal includes restrictions on the size of commercial uses within the neighbourhood node including:

- total floor area for all commercial units combined would be restricted to a maximum of 929m² (10,000ft²) within the neighbourhood node; and,
- individual commercial units would be restricted to a maximum of 279m² (3000ft²).

How are architectural details for housing and other finishes such as fencing be regulated? The Planning & Development Act is limited in how a municipality can regulate aesthetics as they relate to materials and exterior finishes. The City of Saskatoon's Zoning Bylaw does not regulate fence type or material, but rather fence height and location. The Developer of Phase 1 of the Willows controlled architectural features through sales agreements.

How many storeys will the hotel / spa be? Details regarding the design of the spa can be directed to bzurevinski@dream.ca. We would note that any plans/renderings of a hotel and spa would be considered by Administration as conceptual only, as regulations must still be prepared (subsequent to the concept plan amendments) and any development must then conform to those regulations.

The applicant is proposing a maximum height of 15 metres for the hotel. For comparison, existing medium density multiple unit development located at the Willows is restricted to 15 metres in height.

How are the impacted views, created by the hotel / spa, being addressed in the proposed amendment? The impacts of the proposed development are being considered in Administration's on-going review. The developer has also noted that they will explore additional screening options such as trees, berms, and increasing the setback of the proposed development within the parcel.

The original submission identified the hotel site on the east side of Cartwright Street. In the revised proposal the hotel is proposed to be situated on the west side of Cartwright Street, north of the club house. Enhanced landscaping regulations are proposed for the hotel site.

Can the City provide a guarantee of who the owner / operator of the spa / hotel will be, or can any business / hotel chain take over the site if the business fails or closes? The City of Saskatoon cannot regulate ownership, but rather land use and intensity of land use. The DCD4 allows for significant control over the scale and types of uses that are permitted within that area. The proposed hotel site has been re-located to the west side of Cartwright Street.

How will the City ensure that the proposed commercial development will be complementary to the Willows neighbourhood? Within the DCD4, the commercial uses will be required to be of a scale appropriate to and complementary to the golf course community. The basis of a direct control zoning district is that particular control over the use and development of land and buildings within a specific area can be exercised. Provisions will be considered within the DCD4 in order to address this requirement.

In addition to the development standards noted above, the revised proposal includes a clear list of uses that will be permitted within the neighbourhood node, which will be restricted to a combined total gross floor area of 929 square metres, with no use exceeding 279 square metres. Proposed uses are as follows:

- retail stores, bakeries, restaurants, photography studios, pharmacies, personal service trades, small animal grooming, art galleries, offices and office buildings, and, medical clinics.

There have been suggestions regarding capping the number of 45-foot sites within the neighbourhood. What are the proposed amendments to the Zoning District?

The zoning amendments are currently being drafted. Feedback from the public consultation and the continued review of the application will shape the amendments put forth in Administration's recommendation. Once the draft amendments are completed, additional public consultation will occur.

The revised proposal proposes a 15-metre minimum site width for one-unit dwellings (50 feet).

Open Areas and Green Space

How will this proposed development affect natural areas and the existing tree canopy? Prior to the approved 2003 concept plan a natural area screening and biological study were required, a natural screening study was required again as part of the current amendment application, this study was completed in 2018, and is now available on the engage page. No ecologically sensitive areas were identified in these studies.

Retention of existing trees has been identified as a priority for residents of the Willows neighbourhood. The City of Saskatoon does not regulate the number of trees outside of any required landscaping strips; however, the revised proposal does include provision for additional landscaping requirements within the DCD4. Additional landscaping strips on the commercial and neighbourhood node land sites are included in the draft DCD4 regulations.

The revised proposal moved the location of the hotel with the intention of preserving the existing tree canopy located adjacent to the red barn.

How will the application impact the golf course? The proposal by Dream provides for a change in the golf course from its current 27 holes to 18 holes. Administration reviews the parcel subdivided for the land use of a golf course; however, we do not regulate the layout or number of holes within that parcel. Administration regulates the infrastructure, site servicing, and development standards as outlined in the Zoning Bylaw. The golf course layout remains at the discretion of the property owner.

What was the requirement for Municipal Reserve previously and what will the proposed requirement be if the changes are approved? The approved concept plan (2003) did not dedicate lands as Municipal Reserve (MR). As an alternative, and in line with bare land condominiums, the Developer paid cash in lieu and park space was developed as private common area. The payment in lieu for Phase 1 development was collected during the subdivision phase, and the dollar amount was calculated based on the lands subdivided as residential condominiums.

The proposed amendment would dedicate almost the entirety of the required 10% of the land in Phase 2 as Municipal Reserve in the form of parks and open space. The residual of the 10% will be deferred to a future subdivision.

Can the City require a performance bond to guarantee that the golf course will remain as part of the Willows Neighbourhood? No, the City cannot require a performance bond to guarantee that the golf course will remain as part of the Willows Neighbourhood. The policy requirement for the approval of the Neighbourhood Concept Plan is a golf course.

Density

What is the actual increase in the number of residents? The increase in density is due to a change in the design of Phase 2 and the inclusion of additional lands in the boundary of the neighbourhood, called the north development area, consisting of 7.4 ha of land located on the north end of the Willows neighbourhood.

The existing NCP was approved for an estimated population of 1,557 residents and the proposed amendment to the design would increase the population to an estimated 2,137, resulting in an additional 580 residents. The inclusion of the north development area will add an additional 420 residents bringing the total estimated population to 2,557, resulting in an additional 1000 residents in total.

How does the residential density of the Willows compare to the residential density of Stonebridge?

Neighbourhood	Est. Population per Acre	Revised Est. Pop. Per Acre	Dwelling Units per Acre	Revised Dwelling Units per Acre
Approved Willows	3.3	3.3	1.3	1.3
Proposed Willows	5.2	5.0	2.1	2.2

Existing Stonebridge	12.1	12.1	5.3	5.3
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The revised proposal included updated estimates for the number of dwelling units as a result of land use changes. This in turn impacted the estimated population based on the estimated number of people per household for each revised land use.

Transportation

Has a Transportation Impact Assessment (TIA) been undertaken as part of the review process on the proposed changes to the Willows Neighbourhood Concept Plan? And if so, what identified changes would be required? Yes, a Transportation Impact Assessment (TIA) was prepared for Dream Developments by Stantec Consulting Ltd., in August 2017, with an update provided in 2021. The following was recommended in the City's technical review of the TIA:

- Speed reduction on Highway 219 is supported by the City of Saskatoon, however, this road is under the Ministry of Highways jurisdiction and their approval / agreement to reduce the speed limit is required as a condition of approval.
- An agreement with the Rural Municipality and the Ministry of Highways is required for installation of two traffic signals, to be installed at the start of development:
 - o Lorne Avenue and Cartwright Street; and
 - o Clarence Avenue and Cartwright Street.
- A sidewalk must be provided on the west side of Cartwright Street between Cartwright Terrace and the roundabout.
- The revised proposal also includes a left turn in, on the southern Lorne Ave access in addition to the previous right-out. The City is supportive of this change as this was identified as a key concern for residence.

Did the traffic study include noise impacts? No, this is not a requirement of a traffic impact assessment. For more information regarding traffic noise see the provided link to the City's Traffic Noise Page: <https://www.saskatoon.ca/moving-around/driving-roadways/managing-traffic/traffic-noise>.

What is the expected vehicular traffic? Cartwright Street is a collector roadway; typical daily traffic on a residential collector street is generally less than 5,000 vehicles/day. A link to the City's Design and Development Standards Manual can be found here: https://www.saskatoon.ca/sites/default/files/documents/transportation-utilities/construction-design/new-neighbourhood-design/8_transportation_system.pdf

Based on the developer's TIA, at full build-out, and the 20-year planning horizon, the east leg of Cartwright Street near Clarence Ave can expect approximately 5,000 vehicles/day, and the west leg near Lorne Ave can expect approximately 4,000 vehicles/day.

How will the City's ongoing Traffic Review of the Willows neighbourhood be impacted? The Neighbourhood Traffic Review has completed their review of traffic concerns for the existing neighbourhood. The Transportation Division used feedback

received from residents along with traffic data and field observations to develop a Draft Neighbourhood Traffic Plan. Recommendations were presented to Council and include:

The Willows Neighbourhood Traffic Review

Table ES-1: The Willows Neighbourhood Recommended Improvements

Item	Location	Recommended Improvement	Justification
1	Cartwright Street	Speed Display Board facing both eastbound and westbound between Lorne Avenue and split in road.	Reduce Speed
		Forward speed date to Saskatoon Police to consider for enforcement.	
2	Cartwright Street and Cartwright Terrace	Median island on south leg of intersection.	Reduce Speed
3	Cartwright Street	Sidewalk to be installed as per the Sidewalk Infill Program.	Improve Pedestrian Safety
4	Cartwright Street and 501 Cartwright Street	Standard Crosswalk on west side.	Improve Pedestrian Safety

Was construction traffic considered as part of the TIA? No, this is not a requirement of a TIA, all new developments experience construction traffic which does not represent typical traffic loads expected for that area. While we appreciate that construction traffic has an impact on residents, it is recognized that it is relatively short-lived and is typically addressed by the builder/developer throughout the construction period.

Will the City construct an overpass at Lorne Ave over the train tracks, in order to address cutting through traffic? There are no plans for a grade separation at the Lorne Avenue and CNR crossing at this time; however, this grade separation has been identified as a future impact of later phases of development in the RM of Corman Park. Traffic accommodation during construction will be addressed at the time the grade separation is proposed for construction.

Will there be city sidewalks? How wide will the sidewalks be? New public right of ways will be required to meet current City standards from the City of Saskatoon's Design and Development Standards Manual. Sidewalks along collector roads are to be a minimum of 1.8 metres (or wider in high pedestrian traffic areas). The following is a breakdown of what will be required:

- Access Roads B and C as collectors - parking, and sidewalks on both sides.
- Access Road A as a collector - no parking, and sidewalks on both sides.
- A sidewalk must be provided on the west side of Cartwright Street between Cartwright Terrace and the roundabout.

A link the City's Design and Development Standards Manual can be found here:

https://www.saskatoon.ca/sites/default/files/documents/transportation-utilities/construction-design/new-neighbourhood-design/8_transportation_system.pdf

Will the new proposal consider transit as an addition to the Willows

neighbourhood? Due to the low-density nature of the Willows neighbourhood transit was not considered part of the original application. Due to nature of the proposal and the continued low-density nature of the neighbourhood, transit will not be considered as part of the amendment application.

Fee-Simple and Condominium Questions

What is the difference between fee simple and condominium ownership? Ownership of property occurs in three ways: fee simple (dwelling and plot of land is owned); bare land condominium (dwelling and plot of land is owned, and ownership may also include a portion of common property such as roads, parks, and other infrastructure); and building condominium (dwelling is owned, and ownership also includes a portion of the common property). In the case of building condominiums or sites (bare land), a condo fee is collected to upkeep and maintain the condominium's common property and infrastructure.

Why was Phase 1 of the Willows required to be developed as condominiums? The original development of the Willows was proposed as a unique product, a golf course community, providing a lower density style of development. At the time of the first phase of the Willows development, this style of development was an unknown in the region and it was felt that this style might post an undue financial risk to the City for increased costs of services. Due to the unique nature of the area (proposed at 1.2 dwellings per acre in 2003), the City supported the application with a requirement that it be developed as condominiums.

Why is fee simple, and not the original requirement of condominium ownership, being considered for Phase 2 of the Willows? The Developer, Dream, is proposing to develop Phase 2 as fee simple lots. As part of the application by Dream, the City has evaluated the costs of servicing for the proposed area (Phase 2 only) in comparison to expected tax revenues. The proposed densities and land use plan, for Phase 2 would not be significantly different than any other areas of the city, and it has been determined that there would be no undue financial risk to the City for increased costs of services.

Are taxes calculated differently between condo versus fee simple lots? All residential regardless of if the property is a condo, multi, single, fee simple, etc is taxed using the same residential tax rate. The difference each property pays individually is based on the assessment of the particular property. The property tax paid by each property is determined by multiplying the property's taxable assessment by the tax rate. However, despite being taxed at the same rate, residential condominiums and single-family residential properties are assessed differently.

In determining a property's assessed value, residential condominiums are compared to other similar residential condominiums and single-family residential properties are compared to other single family residential properties in the City of Saskatoon. If sales show fee simple properties sell for higher values, then condominiums, they will be assessed higher and therefore pay higher property tax.

Condominiums are only taxed once, the same as all residential property within the City of Saskatoon.

What is the cost to convert bare land condominiums to fee simple and who would pay for this? The cost to explore the possibility of converting existing bare land condo sites into fee simple lots is variable. It is not possible to provide an estimate as the cost will be based on a myriad of factors including landowners' costs for professional services (legal, planning, engineering, surveying, etc.) undertaken in investigating the possibility of terminating the condominium plan. Application fees as set out in the City of Saskatoon's Fee Bylaw would be in addition to this. The fee for a major amendment to a Neighbourhood Concept Plan in 2021 is \$20,400.

Landowners would be responsible for all costs and fees in investigating the possibility to convert their bare land condominiums to fee simple.

How will Phase 2 affect my property value? The market data used for the current assessment model for low rise condominiums shows that condos adjacent to commercial or on high traffic property have no adjustment to the assessment. The market data used for the City's revaluation cycle also has no positive adjustment for having a view of green space.

Pre-development Permits

Has Dream started to develop to the land in alignment with the proposed concept plan amendment without approval? Dream applied for a pre-development permit under Section 5.45 of the Zoning Bylaw and was approved. The permit was for the following types of activities: earthworks (topsoil stripping, site grading, topsoil stripping), tree removal, and irrigation relocation. This may also include the construction of temporary roadways. Approval for pre-development is a standard procedure which does not bind the City Administration or City Council for any approvals related to the proposed amendments to The Willows Concept Plan amendment and amendments to the Official Community Plan and Zoning Bylaw. The developer assumes all responsibility for the costs related to site adjustments, should any changes be required, or the proposal denied.

The City has not received a building permit application for a spa/hotel in the Willows. To further clarify the process, if administration did receive such an application, it would immediately be put on hold until City Council had deliberated on the proposed concept plan amendment, and any subsequent amendments to the direct control district.

What happens if the proposed amendments don't get approved? How will Dream address the existing pre-development work that has taken place? If City Council denies the proposed amendments, the approved concept plan from 2003 will remain in place. Development of this plan may begin at any time. Should the development not proceed, the City's Property Nuisance and Abatement Bylaw will apply following the expiration of the Pre-Development Approval.

Prepared by: Leanne DeLong, Planning and Development Department, October 1, 2021

Walter, Penny

Subject: FW: Email - Request to Speak - Tom Stack - Proposed Willows Development - File CK 4131-24
Attachments: concept_plan_map_august_revision.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Wednesday, October 13, 2021 2:44 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Request to Speak - Tom Stack - Proposed Willows Development - File CK 4131-24

--- Replies to this email will go to [REDACTED] ---

Submitted on Wednesday, October 13, 2021 - 14:43

Submitted by user: [REDACTED]

Submitted values are:

Date Wednesday, October 13, 2021

To His Worship the Mayor and Members of City Council

First Name Tom

Last Name Stack

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] Cartwright Street

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject PROPOSED WILLOWS DEVELOPMENT

Meeting (if known) MUNICIPAL PLANNING COMMISSION

Comments

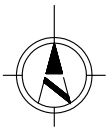
Attached is a letter outlining the concerns my wife and I have with the proposed development.

We, or our representative, would like an opportunity to speak at the meeting.

Attachments

[concept_plan_map_august_revision.pdf](#)

Will you be submitting a video to be vetted prior to council meeting? No

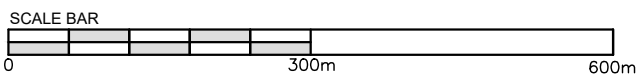


LEGEND:

- CONCEPT PLAN AMENDMENT AREA
- ONE UNIT DWELLINGS
- LOW DENSITY MULTIPLE UNIT DWELLINGS
- MEDIUM DENSITY MULTIPLE UNIT DWELLINGS
- COMMERCIAL
- NEIGHBOURHOOD NODE
- MUNICIPAL RESERVE
- LANDSCAPED STRIP



STORM WATER POND



Update of Reports to Council

An update will be provided on the following items previously considered by the Commission and which were considered by City Council at its meetings held on October 25, 2021.

- Discretionary Use Application – Child Care Centre – 1631 2nd Avenue North [File No. CK 4355-021-002]