



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 sperate 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 incares 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 mediation 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	Presentor (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 likely hood 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 happing 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 presumably 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?

167	Attendee	Thank you Brad for NOT answering the concern of those open views on 401 / 408 - thank you for nothing!
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June 23, 2021 Public Information Meeting Questions and Comments

1	Source	Content
2	Attendee	This is a pathetic attempt to address community concerns. Dream has failed again.
3	Attendee	A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.
4	Attendee	It took me several tries, but I finally made it. (A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.)
5	Attendee	I should add that I am one of the presidents out here, and most of the people contacting me are also presidents who can't get in. (A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.)
6	Attendee	I'm starting to here now that more people are getting in. (A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.)
7	Attendee	Hear now. Duh. (A very large number of people can't sign in. Just thought you should know. I'm getting calls, texts and emails.)
8	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,
9	Moderator	Engage Page Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGY1MDc0MmQtMmE0Zi00YTUxLWI3ZjltYzA4MTEwYmU3ZGJh%40thread.v2/0?context=%7b%22Tid%22%3a%22f4118c16-85fe-440e-8bf2-573cc8c6b420%22%2c%22Oid%22%3a%22cbaea8e6-ed1a-4daa-9410-9ddf3a1019dc%22%2c%22IsBroadcastMeeting%22%3atrue%7d&btype=a&role=a
10	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?
11	Attendee	What is happening?
12	Attendee	I have been on hold for over 15 mins.
13	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?

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,
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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?
55	Attendee	Dream is not serious, NONE of the residents requests were considered, the MINOR changes are a poor joke!

56	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,
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
61	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.
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69	Attendee	Fonts are too small to read the Dream slides.

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82	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.
83	Attendee	So the Spa hotel is a Phase 1 commercial zoning issue?
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.

86	Attendee	What is Dream's rationale for moving to fee simple with respect to the new properties
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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89	Attendee	What is Dream's rationale for moving to fee simple with respect to the new properties
90	Attendee	What is the plan for the triangular piece of land on the North end of the Willows near Lorne Ave & Cartwright?
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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95	Attendee	When can we see an actual site plan for the hotel?
96	Attendee	The City traffic plan - is this not putting the cart before the horse. It does not take into account the amount of new residents that are planned for the area. Even though the golfer numbers may decrease this still does not offset the issue of traffic. The proposed exit/entry for the new area will not help the traffic generated by the trains. As well, the area for the condos 401, 404, 405 and 408 do not provide for the road being widened - how is it proposed to have the sidewalks and parking at the side of the road as I believe the category of road the city says this is?
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		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?
102	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.
103	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?
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?
129	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?

130	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?
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
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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?

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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?
185	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?
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.