

## Walter, Penny

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**From:** City Council  
**Subject:** FW: Email - Powerpoint and Multiple Requests to Speak - Bob Cram - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-26  
**Attachments:** waterford\_602\_mpc\_submission\_final\_dream.pdf

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**From:** Web NoReply <web-noreply@Saskatoon.ca>  
**Sent:** Wednesday, October 20, 2021 4:25 PM  
**To:** City Council <City.Council@Saskatoon.ca>  
**Subject:** Email - Powerpoint and Multiple Requests to Speak - Bob Cram - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-26

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

Submitted on Wednesday, October 20, 2021 - 16:25

Submitted by user: [REDACTED]

Submitted values are:

Date Wednesday, October 20, 2021

To His Worship the Mayor and Members of City Council

First Name Bob

Last Name Cram

Phone Number ([REDACTED])

Email ([REDACTED])

Address [REDACTED] 602 Cartwright Street

City Saskatoon

Province Saskatchewan

Postal ([REDACTED])

Name of the organization or agency you are representing (if applicable) Waterford (602) Neighbourhood Volunteer Street Committee

Subject Concept Plan Amendment Application-Willows

Meeting (if known) MPC on Oct. 26, 2021

Comments

I would like to speak. Please allow Cheryl Kimpinski speaking for 201/301 Cartwright Terrace. Then Kerry Hataley speaking for 401/405 Cartwright. Then Glen MacKay speaking for 404/408 Cartwright. Then Bob Cram (that's me) speaking for 501/602 Cartwright, Then Kelvin Dereski speaking for Willows combined.

I will attend remotely and would like to use a powerpoint presentation. I have attached a written submission, which is separate from the powerpoint. Please contact me to let me know how best to submit the powerpoint. Thank you.

Attachments

[waterford 602 mpc submission final dream.pdf](#)

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

## **Waterford 602 Cartwright Street Submission to Municipal Planning Commission (MPC), October 20, 2021**

We believe that the Municipal Planning Commission (MPC) should recommend rejection of Dream's Amended Neighbourhood Concept Plan and reject any changes to the DCD4 of the Zoning Bylaw and Saskatoon's Official Community Plan, and about 90% of our residents support this view.

Dream Developments (formerly "Dundee") marketed and sold lots and houses throughout Willows by promising buyers a quiet residential golf course community as described in Dream's 2003 Neighbourhood Plan. Their proposed amendment to that plan is not a typical minor amendment. It includes extreme changes that will drastically alter our neighbourhood and remove many originally promised features. Willows residents are strongly opposed to Dream's amended plan.

Those of us who purchased houses here did so informed by Dream that the 2003 Neighbourhood Concept Plan included a 27 hole golf course, no further commercial development except for the golf course, and Phase 2 housing limited to the area **west and south** of the Clubhouse with similar lot sizes and architectural controls as Phase 1 housing. Dream's amended plan removes all these promised features.

Our committee's area of Willows, known as Waterford, contains 125 houses at 602 Cartwright Street. It is the largest area within Willows. We formed a committee of residents opposed to Dream's Amended Neighbourhood Concept Plan, and we have since communicated with all residents. In this process, we learned that nearly 86.5% of our households are opposed to Dream's amended plan. We have submitted 228 residents' letters attached to the City Clerk's office from 107 of the 125 houses at 602 Cartwright Street, all of them opposing the Dream proposal. Many residents who did not sign the letters told us that they too opposed Dream's proposed amended plan, but they did not feel comfortable signing for other reasons. Consequently, it is likely that real opposition is greater than 90%.

### Scale, Standards and Density

The City's Official Community Plan (OCP, page 76) states that golf course communities should have larger lot sizes and limited commercial development appropriate to a golf course. If Dream's amended Plan were approved, it would change the nature of our golf course community and violate the sensible requirements of the OCP that MPC wisely recommended just one year ago after broad community consultation.

Dream's proposal is not a simple amendment; it is a radically different plan. It includes:

- Massive expansion of housing and population in Phase 2 from an original 2003 projection of 722 to 1713, which will increase the current population<sup>1</sup> of Willows by about 355%, i.e. to 2383.
- Housing development (not included in the 2003 plan) to the **east** of the Willows clubhouse directly affecting views of some residents who paid premiums of up to \$200,000 for unrestricted golf course views.
- Minimum lot sizes of 50', considerably smaller than lot sizes in the rest of Willows.
- Introduction of non-golf commercial activities in the neighbourhood, most notably a 120 room hotel

Dream's amended plan proposal should be rejected due to these changes, but there are other concerns too.

### Traffic

We believe that more than tripling the population of Willows and adding commercial development such as a 120 room hotel could easily triple the traffic going through the area, if not worse. Although the right of way of Cartwright Street is 20 meters and it is classified as a 'collector' street, collector streets normally have a right of way 21-41 meters, sidewalks on both sides, and parking on both sides. Cartwright has none of these things, because it is too narrow. We remain convinced that the traffic volume will be too much for the streets.

### Commercial and Mixed Use Zoning

We do not believe there is any need for rezoning to allow different commercial development in Willows. We can easily and quickly access amenities in Stonebridge. While a spa hotel might be a good idea for Saskatoon, the City does not allow hotels and motels right in the middle of residential housing. Willows should not be any different.

### Fee-Simple

Dream's proposal is to develop the new housing in Phase 2 as "fee-simple", not bare land condominiums. The existing houses in Willows belong to bare land condominiums. We currently pay full municipal property taxes, but do not receive full City services. Consequently, we must also pay monthly condominium fees to cover expenses (paving, lighting, street cleaning, snow removal, etc.) that would normally be provided by the City. Dream's amended plan for fee-simple housing in the Phase 2 development would leave existing bare land condominiums such as ours in an economically disadvantageous situation. The new Phase 2 area would have full City services and no condominium fees; we would have the same restricted City services, full property taxes, and condominium fees. This is clearly unfair and would lower property values in existing areas of Willows. Dream will say that the older

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<sup>1</sup> According to Sask Health there are 671 health cards issued for Willows.

areas can become fee-simple too, but this is almost impossible to achieve since it requires unanimous support from homeowners.

### Environmental Concerns, Trees, Green Space

Dream's amended plan proposal would see a great deal of golf course green space, ponds, and trees turned into housing, much of it home to geese, ducks, many varieties of birds, moose, foxes, deer, and even mink.

### Lack of Consultation

Dream has claimed it engaged in community consultation, but it did not. They point to an 'Advisory Committee' that existed for a couple of years up until 2019, but this committee was only concerned with the operations of the golf course and its associated services. The plan Dream was actively working on to drastically alter our community was never presented to the Advisory Committee, even though Dream had planned it since at least 2017 (see Stantec's 2017 Traffic Impact Assessment for Dream). If Dream did wish to consult, they only needed to approach the boards of the various condominium corporations at Willows. That never happened.

Since Dream's amended plan first became known to Willows residents at the end of 2020, Dream has continued to ignore the wishes of residents. Meaningful community consultation has been lacking.

### Conclusion

Close to 90% of our residents are opposed to Dream's amended plan, and that plan would take away specific aspects of the Willows neighbourhood that were marketed to home buyers by Dream itself prior to 2020.

We urge the MPC to recommend against any changes to the DCD4 or the OCP and to also recommend rejection of the drastic changes to Willows contained in Dream's amended plan.

228 letters of opposition to Dream's plan from residents have been submitted to the City Clerk's office.

From the 602 Cartwright Volunteer Street Committee: Bob Cram, Rob Jaspar, Ted Merriman, Russel Marcoux