

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Rob Jasper - Proposed Amendment to Willows Concept Plan - CK 4131-24
Attachments: letter_to_mpc_re_willows.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Wednesday, October 20, 2021 11:17 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Rob Jasper - Proposed Amendment to Willows Concept Plan - CK 4131-24

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

Submitted on Wednesday, October 20, 2021 - 11:17

Submitted by user: [REDACTED]s

Submitted values are:

Date Wednesday, October 20, 2021

To His Worship the Mayor and Members of City Council

First Name Rob

Last Name Jasper

Phone Number

Email [REDACTED]

Address [REDACTED] 602 Cartwright Street

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

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

Subject Proposed amendment to Willows Concept Plan

Meeting (if known) Municipal Planning Commission October 26th

Comments

Please include my attached letter with the material for the Municipal Planning Commission meeting to consider the proposed amendment to the Willows Concept Plan.

Thank you.

Attachments

[letter to mpc re willows.pdf](#)

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

Date: October 20, 2021

To: Municipal Planning Commission

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

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

Neighbourhood character

The following statements have been copied verbatim from Dream's website describing the Willows neighbourhood (see attached appendix for picture of Dream's website). The yellow hi-lights are mine, for emphasis:

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

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

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

Property value destruction

The proposed amendment will significantly reduce existing property values.

- Premium prices were paid to the developers for the residential properties because of the unique and elegant characteristics of the neighbourhood. The proposed amendment utterly destroys the neighbourhood's unique elegance, thus eliminating any premium valuation.
- The introduction of fee simple properties creates competitive disadvantage for existing condominium properties. Potential buyers will prefer to own properties without controls and monthly condo association fees. Sellers of condo properties will have to reduce selling prices to remain competitive. Dream's response to this dichotomy is, "You can become fee simple too". However, that isn't what we signed up for. We chose to live in a neighbourhood where all residents would be bound to comply with the established standards and not be allowed to do whatever they want with their properties. We also don't want to incur the costs associated with a conversion to fee simple properties, simply because Dream wishes to introduce this incompatible structure to the neighbourhood.
- Several dozen properties, such as the west side of 602 Cartwright where I reside, were sold by the developers with additional price premiums because they provided unobstructed views of the golf course with the understanding that there would be no additional development to corrupt these beautiful views. Dream now wants to renege on this, by expanding development into these areas. Dream's proposed remedy of providing spacing and buffers will not prevent the degradation of the beautiful views nor compensate for the loss of value in these premium lots.
- The elimination of condominium associations and architectural controls by the addition of fee simple properties will result in incompatible and unsightly consequences, further reducing property values.

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

Development uncertainty

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

Original agreement with the City

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

Traffic and public safety

The proposed amendment will increase traffic and public safety risks.

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

I support some of the proposed plan amendments:

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

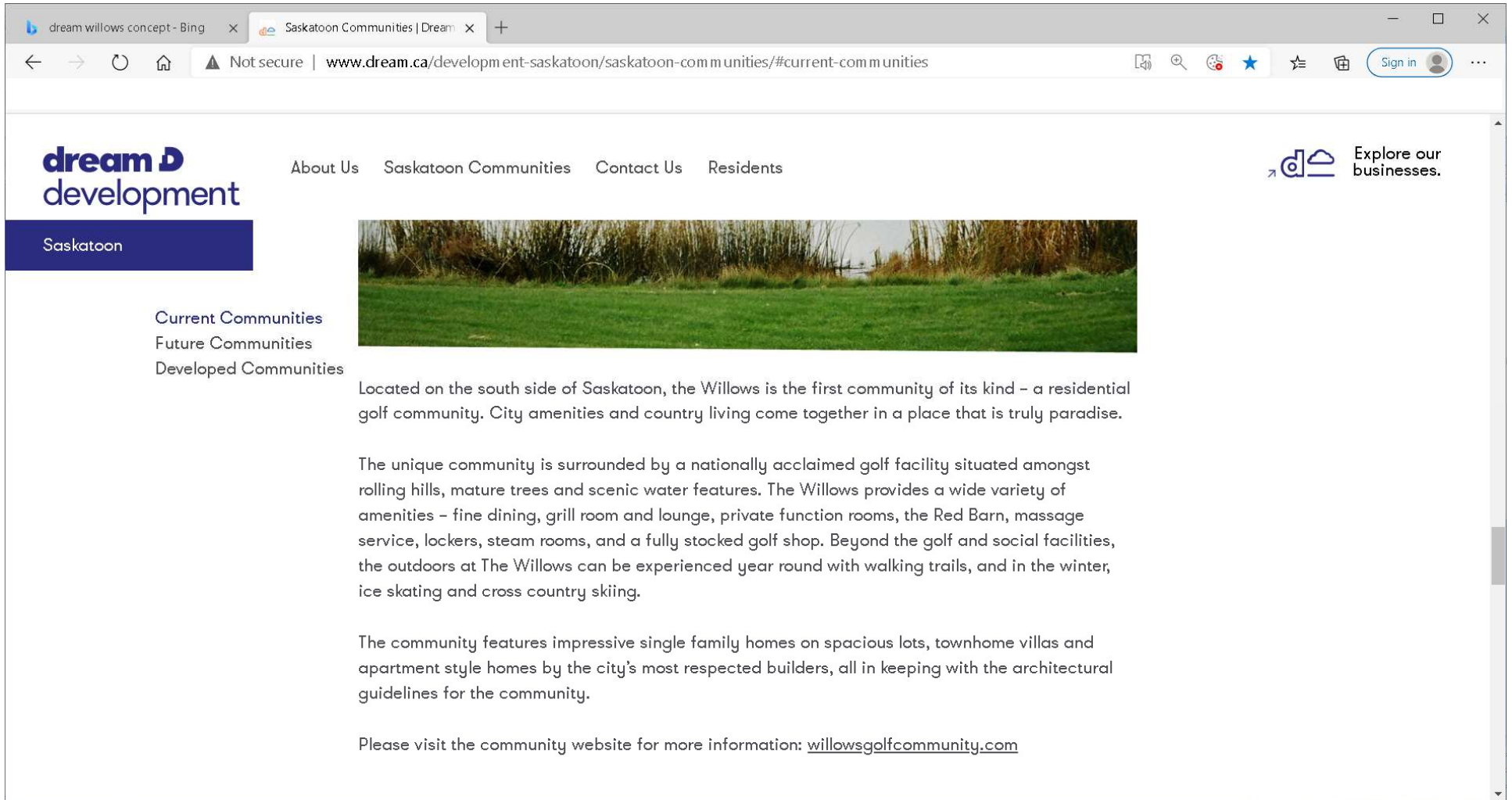
However, the amendment as currently proposed is such a violation of the existing neighbourhood concept plan that it can hardly be called an "amendment". Dream has clearly designed this for maximum revenue generation with complete disregard for the existing character of the neighbourhood. More meaningful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

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

Thank you for the opportunity to express my objections.

Rob Jaspar, Willows resident
602 Cartwright Street

APPENDIX: DREAM's WEBSITE DESCRIBING THE WILLOWS COMMUNITY



The screenshot shows a web browser window with two tabs. The active tab is titled "Saskatoon Communities | Dream" and the address bar shows the URL "www.dream.ca/development-saskatoon/saskatoon-communities/#current-communities". The page features the Dream Development logo on the left, a navigation menu with "About Us", "Saskatoon Communities", "Contact Us", and "Residents", and a "Sign in" button on the right. A sidebar on the left lists "Saskatoon", "Current Communities", "Future Communities", and "Developed Communities". The main content area includes a photograph of a grassy field with tall reeds, followed by three paragraphs of text describing the Willows residential golf community and its amenities.


dream D
development

About Us Saskatoon Communities Contact Us Residents

Explore our businesses.

Saskatoon

Current Communities
Future Communities
Developed Communities



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

The unique community is surrounded by a nationally acclaimed golf facility situated amongst rolling hills, mature trees and scenic water features. The Willows provides a wide variety of amenities – fine dining, grill room and lounge, private function rooms, the Red Barn, massage service, lockers, steam rooms, and a fully stocked golf shop. Beyond the golf and social facilities, the outdoors at The Willows can be experienced year round with walking trails, and in the winter, ice skating and cross country skiing.

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

Please visit the community website for more information: willowsgolfcommunity.com