

## Walter, Penny

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**From:** Jim Gawluk [REDACTED] >  
**Sent:** Wednesday, October 20, 2021 4:58 PM  
**To:** City Council  
**Cc:** Cheryl Kimpinski; Holly Neumeier; Murray Osborn; Kelvin Dereski  
**Subject:** Email - Request to Speak - Jim Gawluk - Concept Plan Amendment Application – Willows Neighbourhood - CK 4131-26  
**Attachments:** 201\_301 Windermere presentastion MPC no attachments.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** FILED

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ATTENTION Penny Walters, MPC Clerk's office....

We have submitted a request to speak at the MPC meeting on October 26th. It will be labelled 201\_301 Cartwright Terrace Saskatoon re DREAM development application. That was done through the online tool. I tried to upload our presentation and it errored back as too big a file.

Can you please see that this file gets to MPC as Cheryl Kimpinski will be speaking to this presentation as indicated in online registration and it will be helpful for MPC members to have this copy.. [REDACTED]

[REDACTED] Attached is the presentation we would like to speak with.

Please confirm you can attach this file for MPC. If not, we can deliver hard copy to the clerk's office

Kind regards

*Jim Gawluk*  
[REDACTED]

10/26/2021

## Neighbourhood rezoning application request for denial



Prepared for:  
Saskatoon Municipal Planning Commission

Prepared by:  
Homeowners and residents committee:

**"STAND BY 2020 OCP DCD4 DECISION"**  
**"KEEP OUR COMMUNITY THE WAY IT WAS INTENDED TO**  
**BE"**

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

Willows residents bought into the concept plan and trusted in the concept plan and the DCD4 zoning bylaw to protect our interest. While circumstances change, that is the risk of a property developer. The interests of the property developer should not be advanced to the detriment of the residents who trusted the developer and the city with the original plan.

These controls for a Saskatoon golf course community are set out in DCD4 of the Zoning Bylaw. This zoning bylaw was written in approx. 2003 and reaffirmed and recommended in 2020. By doing so at that time, the municipal planning commission and city council confirmed the original intent of the zoning and community was appropriate. Based on the overwhelming majority of signed letters from Willows residents opposing this change, we are asking this commission to recommend against this application going forward.

As our earlier submitted position paper states, (attached) along with other changes, residents of the Willows have no need for commercial development as all amenities are already close by, within short walking distance.

We continue to support the original 2003 developers plan for phase 2 in the Willows. We relied on the official community plan and DCD4, recently renewed in 2020 preventing many of this developers' proposals. The residents of the Willows invested in our neighborhood with the assurances that these documents provide. Citizens rely on these documents when making lifestyle choices and investments

As Willows residents, we oppose any changes to the Bylaw that would allow expanded commercial development in our neighbourhood and ask that you recommend against the application to amend these bylaws.

Please keep our community as a quiet residential community as promised in 2003 and again in 2020 by MPC and City Council. We are simply asking the Municipal Planning Commission and council to stand by their August 2020 decisions

## **Summary and supporting letters:**

The residents of Windermere Villas would like to take this opportunity to thank the members of the Municipal Planning Commission for standing by your 1-year-young decision (August 2020) and recommend the existing DCD4 of the Zoning Bylaw remain unchanged and keep the Willows neighbourhood as it was intended.

City council wisely relied on your recommendations then, and we are confident they will continue to rely on your recommendation today to keep the bylaw unchanged from a year ago.

**"STAND BY 2020 OCP DCD4 DECISION"**

**"KEEP OUR COMMUNITY THE WAY IT WAS INTENDED TO  
BE"**

- Windermere has 63 residents in 29 houses of which 61 (97%) have signed in opposition to this bylaw change

***Copies of our position paper. All individual signed letters sent to MPC clerks office***



PROPOSED CONCEPT PLAN AMENDMENT – THE WILLOWS  
POSITION PAPER SUBMITTED BY THE RESIDENTS OF WINDERMERE VILLAS

The Willows is a unique residential **golf course community** which is currently home to fewer than 800 residents. The area has been developed pursuant to a Neighbourhood Concept Plan (NCP) approved by the City of Saskatoon in 2003, consisting of 2 phases. Phase 1 is nearly complete and Phase 2 is pending. Dream Developments (formerly “Dundee”) has applied to the City to amend the original NCP and overhaul The Willows. If permitted, this amendment will allow for a large hotel development and will more than double the Phase 2 population allowance.

Although the developer has recently made some revisions to its application, the proposed amendment continues to represent a major deviation from the 2003 Neighbourhood Plan many residents relied upon when choosing to settle at The Willows. If allowed, it will result in lost trees, ruined views, increased noise, higher traffic and diminished property values for current community residents. The character of our neighbourhood will be significantly altered. Willows residents overwhelmingly oppose this Concept Plan Amendment.

Of particular concern are the following items:

COMMERCIAL DEVELOPMENT

Dream plans to build a 4 storey, 120 room hotel in our quiet, **residential golf course community**. It must be understood that golf course communities are not treated like other residential neighbourhoods. They are accorded special status in Saskatoon’s Official Community Plan (OCP) as well as in The City of Saskatoon Zoning Bylaw. (excerpts attached) Saskatoon’s **2020** Official Community Plan at page 76 states that **The City recognizes that golf course communities provide residents a desirable alternative type of neighbourhood**. The OCP goes on to say at 3.2(1)(d) that **Golf Course Communities may include low to medium density residential development and a mix of commercial development regularly associated with, and of a scale appropriate to, the daily operations of a golf course AND THE DAILY NEEDS OF GOLF COURSE COMMUNITY RESIDENTS.** (emphasis added)

Pursuant to this very recent OCP, the stakeholders whose needs **must** be considered are golf course community residents. There is no reference to a developer’s financial need or even the wants/needs of the community at large.

While it may be true that other Saskatoon neighbourhoods have commercial “nodes”, it must be noted that residents of those areas knew what they were getting from the start. Such is not the case here. The Willows is covered by Direct Control District 4 (DCD4) of The City of Saskatoon Zoning Bylaw. We submit that the current list of accessory commercial uses at 13.4.4 is entirely adequate AS IS. Further, under the heading of Development Standards, the DCD4 clearly states that **Phase 1 and Phase 2 shall be residential developments** as shown on Map No.1.

As Willows residents have previously stated, by the HUNDREDS, we have **NO NEED** of any variety of commercial development. Every necessary service, amenity or retail option is already available, just minutes away in Stonebridge. If the broader Saskatoon community wants another hotel, then there is surely a more appropriate location for it. We already have five struggling hotels within several kilometers. There is certainly no need for another in the midst of our residential golf course community.

We trust that limited weight will be given to the feasibility studies provided by Dream. Obviously, a big developer will be able to proffer reports that support its position. The reports fail to properly consider the very real competition posed by Dakota Dunes, just 15 minutes from The Willows. Dakota Dunes actually IS a resort destination with a new hotel, casino and award winning golf course already on site. We understand they are also building a spa. When doing THEIR feasibility study, they would not have contemplated a competitor at The Willows. Surely it would be unfair to introduce one now. Neither do these reports allow for the widespread opposition to Dream’s planned hotel among existing Willows residents. It would be a mistake to count on this “particular demographic” for support.

We have heard rumours that the proposed Spa Hotel is not fully funded. This gives us further concerns respecting expanded commercial uses at The Willows. Windermere is even closer to the designated

commercial lot than future Phase 2 homes. What if the site is designated commercial yet no Spa Hotel materializes? What can we expect to see at that point? This is a “can of worms” that must not be opened.

#### DEVELOPER MISREPRESENTATION

The developer falsely represented that it consulted with Willows residents in the creation of its proposed concept plan amendment. Dream alleged consultation occurred with an “Advisory Committee.” We submit that said committee was not provided in advance with the proposal now before the City and never discussed a hotel at The Willows. No meeting of this committee has taken place since 2019. Further, Willows residents are all represented by elected condominium boards who were never consulted with respect to Dream’s proposal to dramatically change the 2003 Neighbourhood Concept Plan. Therefore, NO meaningful community input ever occurred with respect to this issue.

The 2003 Neighbourhood Concept Plan was relied upon by existing residents when they chose to purchase homes at The Willows. This original plan was actively promoted by Dream/Dundee salespeople to induce buyers. Brochures showing the 2003 NCP were distributed to purchasers and billboards showing the plan were displayed for years on Cartwright Street as well as in The Willows Clubhouse. When reviewing the attached developer brochure, you will note it corresponds to Map 1 found in DCD4 of the Zoning Bylaw. Phase 2 does NOT include hundreds of medium density units nor ANY commercial buildings whatsoever. We all knew there was another development phase coming to the western portion of the Willows but we were always led to believe it would match Phase 1. Clearly we were deceived.

We were totally blindsided in December of 2020 to receive Notice of Dream’s Concept Plan Amendment Application which represents an “extreme makeover” of our entire neighbourhood. It is unconscionable for this developer to propose these drastic changes years after hundreds of residents have already invested heavily and settled at The Willows. Even the timing of the Notice was offensive- Christmas Time during a pandemic! The developer has made it clear that Phase 1 residents don’t matter. Dream got our money years ago and is now focused solely on squeezing as much profit as possible from Phase 2. They obviously plan to sell the “Commercial” area to an hotelier (thereby losing control over it) and will, no doubt, dispense with the golf course once the last lot in Phase 2 sells.

Dream expects the City to totally disregard its new 2020 Official Community Plan and rewrite Saskatoon’s Zoning Bylaw to accommodate its proposed amendment. And this is not a proposal with a community purpose-Dream isn’t building a group home for autistic people or a school for disabled kids. This application is about one thing only-the developer maximizing profit. If existing policies and law may be rewritten merely at a developer’s request, they are not worth the reams of paper they are printed on. This is OUR HOME because we bought into the 2003 Neighbourhood Concept Plan. We are relying on the present DCD4 to preserve that plan. There must be NO expansion of permitted commercial uses at The Willows. We urge the City to adhere to its own 2020 Official Community Plan and deny Dream’s proposed concept plan amendment.

All of which is respectfully submitted on behalf of the homeowners of Windermere Villas, 301 Cartwright Terrace. Dated at Saskatoon, this 21<sup>st</sup> day of October , 2021.