

## Walter, Penny

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**From:** Web NoReply  
**Sent:** Thursday, October 21, 2021 2:02 PM  
**To:** City Council  
**Subject:** Email - Communication - Charles Rhodes - Willow Glen Condominiums - Proposal to Amend the Willows Neighborhood Plan - CK 4131-26  
**Attachments:** mpc\_letter.docx

**Follow Up Flag:** Follow up  
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Submitted on Thursday, October 21, 2021 - 14:02

Submitted by [REDACTED]

Submitted values are:

Date Thursday, October 21, 2021

To His Worship the Mayor and Members of City Council

First Name Charles

Last Name Rhodes

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED]-202 Cartwright Terrace

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

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

Subject Proposal to Amend the Willows Neighborhood Plan

Meeting (if known) Municipal Planning Commission

Comments

I will not be speaking. A presentation on behalf of Willow Glen Condominiums will be made jointly by a representative from Windermere Condominiums 301 Cartwright Terrace. I plan to listen in remotely.

Attachments

[mpc\\_letter.docx](#)

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

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/537944>

# Willow Glen

201 Cartwright Terrace

Submission to the Saskatoon Municipal Planning Commission

Prepared by:

The Board of Willow Glen Condominiums

Connie Cuff

Brent Martian

Terri Ducie

Arnold Kostuik

Len Gusthart

Chuck Rhodes

Larry Gabrush

October 26, 2021

Willow Glen homeowners and residents would like to take this opportunity to sincerely thank in advance the Municipal Planning Committee members for your time and careful attention in listening to, reviewing and considering all of the individual and collective Willows homeowners' concerns regarding the proposed amendments to the Willows Neighborhood Concept Plan. We want to clearly state up front that we continue to fully support the currently approved Willows Neighborhood Concept Plan. As you will know this plan consists of two Phases. Phase 1 is nearly completed. Phase 2 consists of an additional 125 individual lots yet to be developed.

However, we continue to strongly oppose the proposed Amendment to the Plan and are expressing our desire that the existing DCD4 of the Zoning Bylaw remain as is and not be changed. Below we have outlined our key concerns with the proposed Amendment to the currently approved plan:

- The Willows was planned, designed, and marketed as a residential golf community unique to Saskatoon. This fact was even noted by a member of the Planning Dept. staff – the Willows neighborhood is unique; it is “Saskatoon’s only residential golf course community”. Our homeowners purchased their current properties, usually at a premium, based on this concept as outlined in the 2003 approved Willows Neighborhood Concept Plan. The dramatic changes and scope of the alterations proposed totally deviate from the concept, plan and design of a residential golf community, and the changes being proposed would alter the appearance, lifestyle, ambiance, and appeal of this community forever. They are a radical departure from the Council approved plan and most definitely would NOT enhance our community.
- A hotel and commercial units were never part of the original concept plan. In fact, the description specifically prohibits such development. We, as homeowners, oppose the addition of a hotel and commercial business units, not only due to the increases in traffic and congestion that will be added onto the streets of our community, but more importantly because with the addition of a hotel and commercial businesses, the Willows is no longer a residential, lifestyle focused community, but rather a tourism and retail oriented community. We did not purchase property to live in this type of community.  
Note: Within *walking distance* of the Willows community we have 3 hotels, and every type of commercial business and professional service one could imagine.

- We strongly object to the proposed change in traffic flow. The original Plan had all streets in Phase 2 entering and exiting on Lorne Avenue. The Proposed Amendment has all streets entering and exiting on to Cartwright Street, with some limited access on to Lorne Avenue. This will greatly increase traffic, noise, and congestion in the community. In addition this increase in traffic flow will greatly reduce safety for the many cyclists, walkers and joggers who currently use this street on a daily basis. It should also be noted that traffic has already been identified as an issue during a recent traffic study conducted by the City on Cartwright Street. Just this summer, the city installed traffic calming measures to increase safety on this street to address existing concerns.
- Although this proposed Amendment has been marketed by Dream as an improvement and enhancement to the community with an additional focus on the inclusion amenities for residents, it should be clearly understood that none of the changes in the proposed amendment have been requested or suggested by residents. Dream has indicated they would consider adding amenities such as tennis courts and a swimming pool. These additions could be done tomorrow without any change to the original Neighborhood Plan. It appears that any promises like these made by Dream, which do not require City Council approval to implement, are merely to make their proposed changes more palatable to our residents in hopes of reducing opposition to what they actually need approval for with little assurance that these will indeed be implemented in the future.

In closing, we would like to leave you with some questions to consider:

- 1) The Willows has been a vibrant, attractive and unique flower to the City of Saskatoon's bouquet of neighborhood choices. While we realize change is always going to occur, is it appropriate to degrade and grossly alter this wonderful and successful community in order to give in to the demands a national land development company has made in order to address their financial coffers at the expense of our own Saskatoon residents?
- 2) Is it good city planning to insert a hotel and commercial units in an established neighborhood when a full slate of such amenities is just a short distance away?
- 3) Is the likelihood of increased traffic noise and congestion to be ignored, when a preventive solution is already approved?

You should know that Willow Glen has 67 adult residents in 36 houses of which 61 (91%) have signed individual letters objecting to this bylaw change. These letters have been submitted to Anastasia Conly in the Planning and Development Dept., with copies sent to our Counselor Mairin Loewen and demonstrate the united opposition of Willow Glen residents.

Thank you again for your time and careful consideration of our concerns. The Willows is a splendid place to live, and we hope it continues to be for many years to come.