

## Walter, Penny

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**From:** Web NoReply  
**Sent:** Wednesday, October 20, 2021 10:32 PM  
**To:** City Council  
**Subject:** Email - Communication - Maria Soledade Pedras - Concept Plan Amendment Application – Willows Neighbourhood - CK 4131-26  
**Attachments:** 1-pedras\_request-mpc-oct-2021.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** FILED

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

Submitted on Wednesday, October 20, 2021 - 22:31

Submitted by user: [REDACTED]

Submitted values are:

Date Sunday, October 17, 2021

To His Worship the Mayor and Members of City Council

First Name Maria Soledade

Last Name Pedras

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] 301 Cartwright Terrace

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) N/A

Subject The Willows Concept Plan Amendment

Meeting (if known) Municipal Planning Commission

Comments

Please accept the pdf file attached below named "1-Pedras request-MPC-Oct-2021" containing my comments and request to the Municipal Planning Commission regarding the Dream Development application to amend the Willows Neighbourhood Concept Plan.

Thank you very much.

Maria Soledade Pedras [REDACTED]

Willows resident

Attachments

[1-pedras\\_request-mpc-oct-2021.pdf](#)

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/537838>

To: Municipal Planning Commission

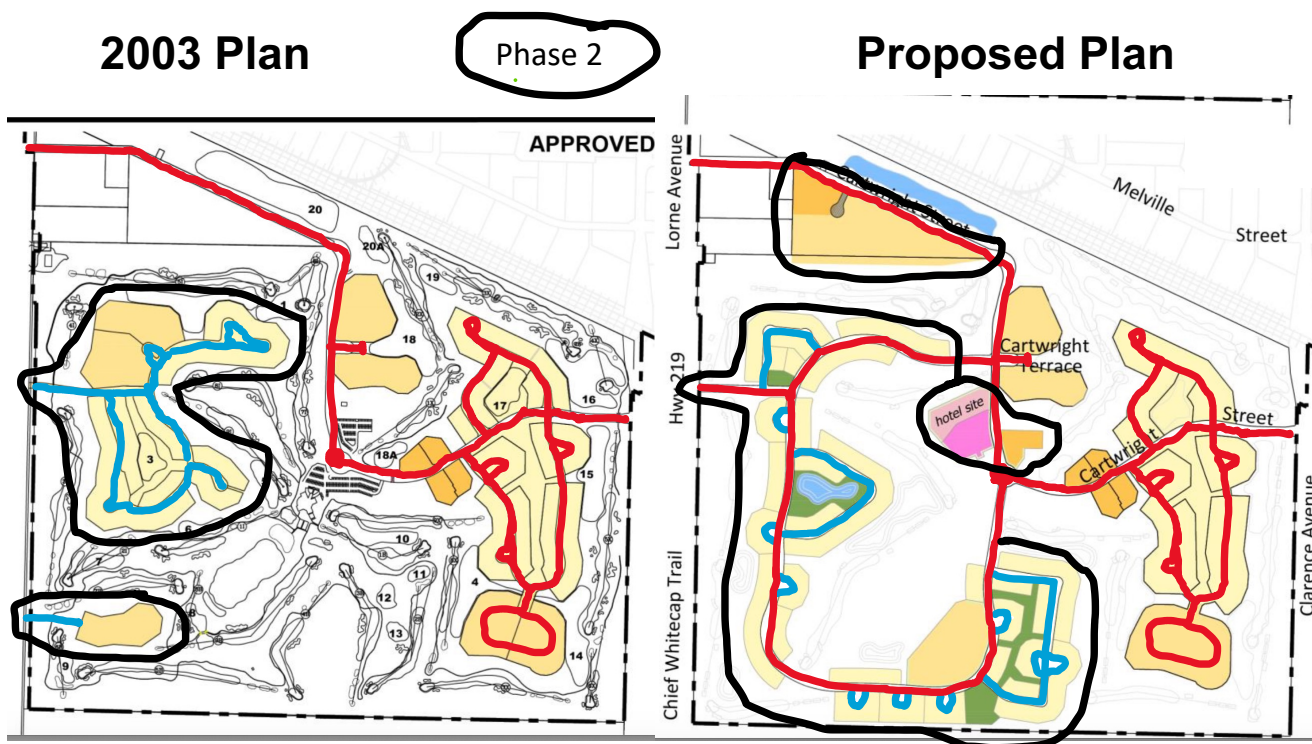
Re: **Dream Development application to amend the Willows Neighbourhood Concept Plan (approved by the City in 2003)**

Saskatoon, 20 October 2021

Dear Commission Members:

More than 16 years ago, I chose to purchase and live in a condominium property at the Willows because it was the **ONLY** low-traffic and low-density residential community within the City.

Now Dream is seeking to make tremendous changes to **Phase 2** of the Willows development, contrary to the City-approved 2003 plan, which will make this quiet community emerge as another residential-commercial development within our City, **NOT** the **UNIQUE** community we bought into (please note dramatic changes to **Phase 2** in proposed plan below).



Clearly, because the profit to be made will be amplified enormously, Dream has decided that the previous development agreements (enforced by current bylaws) with all existing Willows properties' owners should be set aside. It is devastating to realise how easily Dream can ignore its previous obligations and disregard the voices of hundreds of Willows Phase 1 property owners – we all have been marginalised!

Most of us wish to see the Willows **Phase 2** plan remaining as approved in 2003 and I wish to strongly emphasise that there is no support or demand for any sort of commercial development (please see figure below, we have numerous services and commercial within a 3 Km radius).



Clearly, Dream believes that the requests and concerns of the Willows property owners are irrelevant. Instead, they hired a consulting company (C&W) to rebrand their proposed amendment to look noble, magnanimous, and consistent with City guidelines. Unfortunately, this blatantly self-promoting document of October 5, 2021 is even more offensive and deceiving than the previous iteration.

Dream's proposed amendment may be legalised by changing the *DCD4 Zoning District bylaw*, but I dare to ask, is this action morally acceptable or just? Who is responsible to protect the interests of property owners? Where can we seek justice?

The negative impacts on existing residents of The Willows have not been considered or even acknowledged by Dream or City Planning and Development. So far, our residents' voices have been ignored. Hence, I am now personally appealing to the Municipal Planning Commission and all Elected City Officials, Mairin Loewen together with all City Council members and Mayor Clark, PLEASE YOU ARE OUR ONLY RECOURSE!

*PLEASE DO NOT permit expansion of the commercial zoning within the Willows, NO changes to the regulations contained within the DCD4 Zoning District and stand firm on your 2020 official community plan! There is no neighborhood in Saskatoon like ours!*

Thank you very much for your time.

Maria Soledade Pedras [REDACTED]