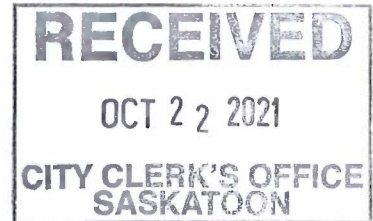


CHERYL KIMPINSKI  
[REDACTED]-301 CARTWRIGHT TERRACE  
SASKATOON, SK [REDACTED]



October 21, 2021

Saskatoon City Clerk  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

Attention: Penny Walters

Dear Madam:

RE: Discussion with Jim Gawluk, October 26<sup>th</sup> MPC Meeting  
THE WILLOWS CONCEPT PLAN AMENDMENT

Further in the above matter, I am enclosing a Position Paper, with attachments, on behalf of residents of Windermere Villas at 301 Cartwright Terrace. It would be greatly appreciated if you would forward this document and attachments to MPC members in advance of next week's meeting. I believe you already have my online request to speak to the Commission on the 26<sup>th</sup>.

Thank you very much for your help with this process.

Yours truly,



Cheryl Kimpinski

[REDACTED]

encs.

## 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.

Attachments:

-p. 76, 2020 OCP

-DCD4, Zoning Bylaw

-Dream Brochure/2003 NCP

## SUSTAINABLE GROWTH

- (B) located with satisfactory access to public transit, parks, and other public amenities;
  - (C) situated such that residential zoning districts of varying density provide a compatible gradation within the neighbourhood; and
  - (D) in the case of medium density multiple-unit dwellings, generally located within Community Focal Points and in Corridor Growth Areas.
- (m) Design neighbourhoods so that the transportation network, walkways, and other public areas provide reasonable accessibility to all persons, regardless of physical abilities.
- (n) The predominant use of land within neighbourhoods should be residential. A range of complementary institutional and community facilities that are compatible with and accessory to a residential environment may also be permitted as contained in the Zoning Bylaw. They shall be compatible with the use and scale of the neighbourhood, provide a needed service to the area, and appropriately address issues of transportation, parking, and land use conflicts.
- (o) Appropriate consideration should be given to the continued use of a Community Facility as a focal point of the community in the event its current use is proposed to be discontinued.

### 3.2 Golf Course Communities

The City recognizes that golf course communities provide residents a desirable alternative type of neighbourhood. Golf course communities integrate residential development with an operating golf course, providing low to medium density residential development which is accessory to a golf course and associated commercial development.

#### (1) Objective

- (a) Facilitate the development of Golf Course Communities in Saskatoon to allow for a greater range of housing options and lifestyle choices.

#### (2) Policies

- (a) Each Golf Course Community must include an active golf course maintained for private or public use.
- (b) Each golf course community should be individually designed for local conditions. Individual project design, land use, phasing and related servicing will be approved through a Direct Control District. For each development application, a market demand study and market projection must be submitted to and accepted by Administration.
- (c) Golf course communities typically have a low gross per acre density. As such, they will not be expected to align with required densities referenced in the Plan.
- (d) 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.
- (e) Typical residential services such as internal water and sewer, roadways, garbage collection, street cleaning, snow removal, transit, and maintenance of parks and open space, will be the responsibility of:
  - (i) a Bareland Condominium Association or Homeowners' Association;
  - (ii) the City, depending on the specific design characteristics, potential financial implications, and service impacts of the development; or
  - (iii) any combination thereof.



### 3.3 Housing Supply and Maintenance

The City does not build or supply housing as part of its core services, however, it is understood that permanent, affordable, appropriate, safe, and secure housing is a necessary foundation for building healthy, creative, and economically viable communities. A variety of housing choices provides options for residents, contributes to the long-term stability of neighbourhoods, and creates a varied built form.

## **13.4 Direct Control District 4**

### **13.4.1 Purpose**

The purpose of the Direct Control District 4 (DCD4) is to facilitate the development of an integrated golf course community associated with the Willows Golf and Country Club.

### **13.4.2 Objectives**

The objectives of the DCD4 are:

- i) to facilitate a unique category of residential development by integrating larger lot, one-unit dwellings and low to medium density multiple-unit dwellings with the Willows Golf and Country Club;
- ii) to ensure that the Willows Golf Course Community is developed in a manner which is consistent with Section 5.6 of the Official Community Plan;
- iii) to create single-unit lot areas, frontages, front, rear and side yard setbacks that generally exceed the typical standards for conventional residential development;
- iv) to contain a mix of one-unit and multi-unit developments in a condominium or homeowners' association format, to be constructed over an extended period of time, as demand warrants;
- v) to permit associated commercial uses sufficient to serve the convenience needs of the golf course community, as well as commercial facilities which are accessory to the golf course.

### **13.4.3 Permitted Uses**

The Permitted Uses in the DCD4 are the following:

- i) one-unit dwellings, located in accordance with Map No. 1;
- ii) home-based businesses;
- iii) secondary suites;
- iv) low density multiple-unit dwellings and dwelling groups containing no more than 17 dwelling units per gross acre of land, located in accordance with Map No. 1;
- v) medium density multiple-unit dwellings and dwelling groups containing no more than 50 dwelling units per gross acre of land, located in accordance with Map No. 1;
- vi) golf courses, located in accordance with Map No. 1;
- vii) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4, located in accordance with Map No. 1.

**13.4.4 Accessory Uses**

Accessory Uses in the DCD4 are the following:

- i) golf clubhouse and uses considered accessory and related to the clubhouse and golf course operation, including, but not limited to, restaurants, lounges, pro shop, tennis courts, swimming pools, retail and retail services limited to 929 m<sup>2</sup> of gross floor area, personal service trades, medical clinics, banquet facilities, convention and catering facilities, administration and sales offices;
- ii) maintenance buildings and outdoor storage areas;
- iii) uses considered accessory to one-unit dwellings, multiple-unit dwellings and dwelling groups.

**13.4.5 Development Standards - DCD4**

- a) Unless otherwise specified, the golf course shall be regulated by the provisions of the AG District.
- b) Phase 1 and Phase 2 shall be residential developments as shown on Map No. 1.
- c) Development Standards for each parcel of a bareland condominium unit designated for one-unit dwellings are the following:

i)	Minimum site area (m <sup>2</sup> )	630.0
ii)	Minimum site width (m)	18.0
iii)	Minimum front yard setback (m)	9.0
iv)	Minimum side yard setback (m)	1.5
v)	Minimum rear yard setback (m)	7.5
vi)	Maximum building height (m)	11.0
vii)	Maximum site coverage (%)	50.0

- d) Development Standards for the area designated for low-density multiple-unit dwellings and dwelling groups are the following:

i)	Minimum site area (ha).	0.8
ii)	Minimum front yard setback (m)	6.0
iii)	Minimum side yard setback (m)	3.0
iv)	Minimum rear yard setback (m)	6.0 <sup>1</sup>
v)	Maximum building height (m)	11.0
vi)	Maximum site coverage (%)	50.0
vii)	Minimum amenity space (m <sup>2</sup> )	9.0 per unit

**Note to Development Standards**

- 1 A rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.
- e) Development Standards for the area designated for medium-density multiple-unit dwellings and dwelling groups are the following:
- |      |   |              |
|------|---|--------------|
| i)   | Minimum site area (ha)                  | 0.4          |
| ii)  | Minimum front yard setback (m)          | 6.0          |
| iii) | Minimum side yard setback (m)           | 3.0          |
| iv)  | Maximum building height (m)             | 15.0         |
| v)   | Maximum site coverage (%)               | 50.0         |
| vi)  | Minimum amenity space (m <sup>2</sup> ) | 5.0 per unit |

**13.4.6 Parking**

- a) Except as otherwise provided in this clause, the regulations governing parking and loading in the DCD4 are contained in Section 6.0.
- b) The off-street parking requirement for low and medium density multiple-unit dwellings and dwelling groups in 1.75 spaces per unit, of which .25 spaces per unit shall be designated as Visitor Parking.
- c) The off-street parking requirement for accessory uses referred to in Clause 13.4.5(i) is 1 space per 50 m<sup>2</sup> of gross floor area.

**13.4.7 Landscaping**

A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.

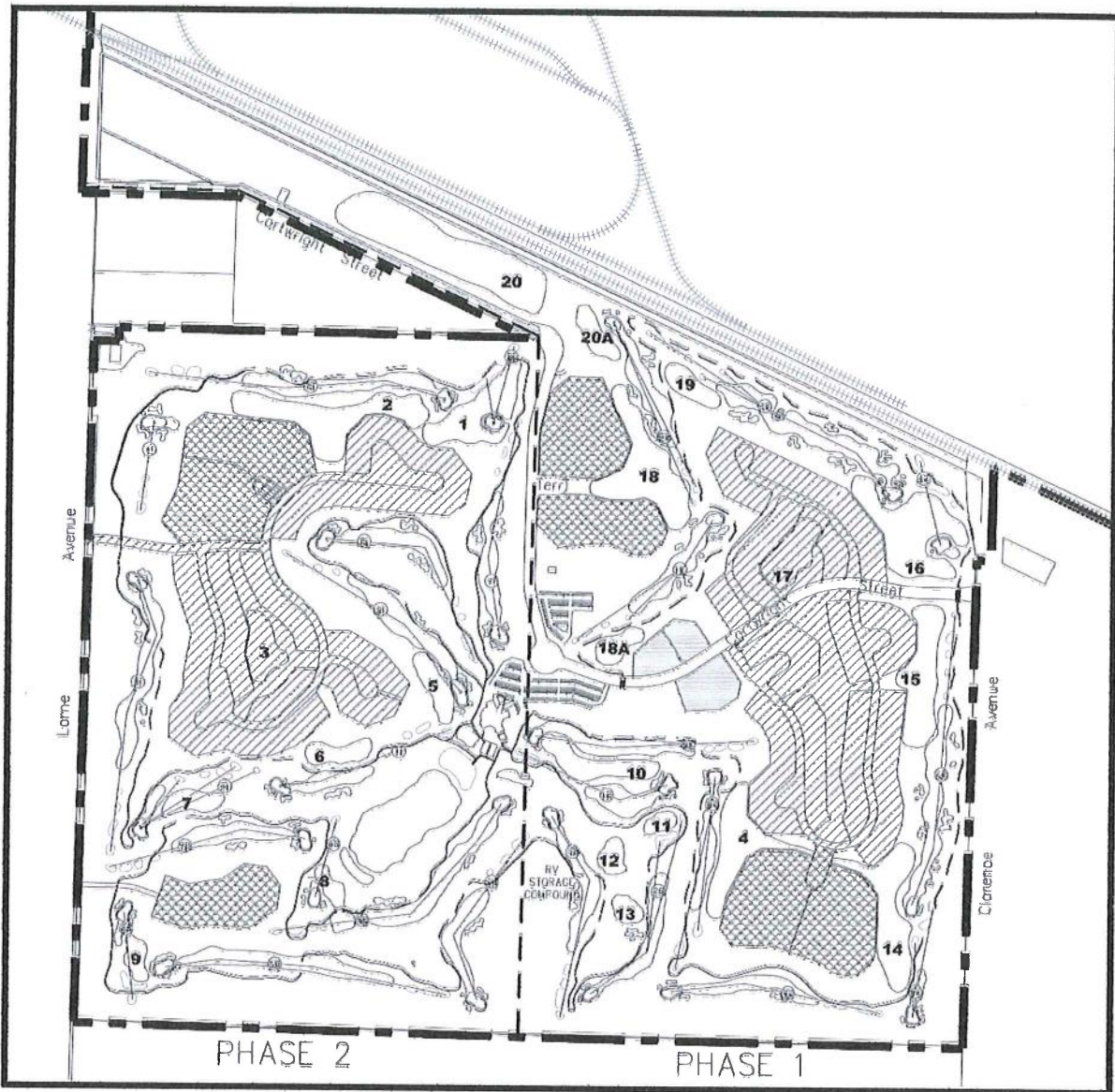
**13.4.8 Signs**

Signs shall be permitted in accordance with the regulations applicable to Signage Group No. 4 of **Appendix A - Sign Regulations**.






**13.4.9 Phasing**


The Willows Golf Course Community will be constructed in two phases, as shown on the original concept plan. Each phase may contain a mix of one-unit dwellings and multiple-unit dwellings.





**DIRECT CONTROL DISTRICT No. 4**      MAP No. 1

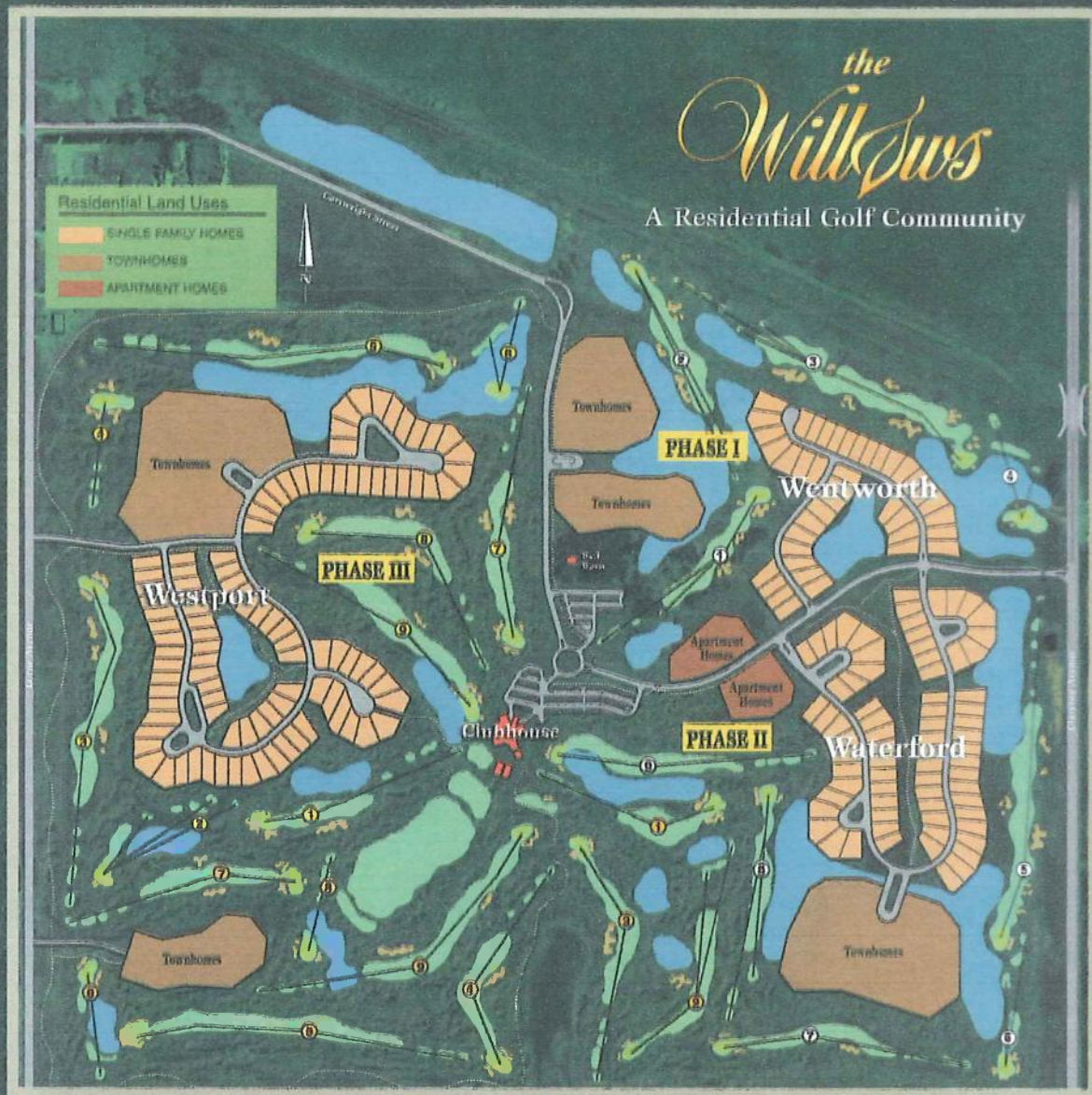
-  One Unit Dwellings
-  Low Multiple Unit Dwellings
-  Medium Multiple Unit Dwellings
-  Phase Boundary
-  City Limits



**City of Saskatoon**  
Community Services  
Planning & Development Branch

N:\PLANNING\MAPPING\Bylaw\Zoning Bylaw\DCD4\_Map 1.dwg

# Community Plan Phases I, II, and III



## THE DEVELOPMENT PLAN

The Willows residential golf community will be developed in phases with Phase I underway in 2004. The first phase includes single family lots (the Wentworth area), two townhome villa sites, and one apartment style home site. Phase I is located northeast of the clubhouse on the north side of the newly aligned Cartwright Street.

Phase II will commence in 2005 and includes single family lots (the Waterford area), a townhome villa site, and an apartment style home site. This phase is located east of the clubhouse on the south side of

Cartwright Street. The golf course will continue as a 36 hole facility during this phase. Four new holes in the Wentworth area will replace four holes on the Nena nine affected by Phase II development. All other holes (Bridges/Lakes/Islands) will remain in play as you presently know them.

Phase III is west of the clubhouse and is expected to begin in 2007/2008. This phase will coincide with the reduction on the Lakes Islands golf course from 18 holes to a reconfigured 9 hole layout. This phase includes single family lots (the Westport area) and two townhome villa sites.