

Walter, Penny

From: Web NoReply
Sent: Wednesday, October 20, 2021 9:21 PM
To: City Council
Subject: Email - Request to Speak - Kelvin Dereski - Willow's Dream Phase 2 development Applications - CK 4131-26
Attachments: willows_wrap_up_letter_mpc_oct_26_2021_draft_2_.docx
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Categories: FILED

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

Submitted on Wednesday, October 20, 2021 - 21:20

Submitted by user: [REDACTED]

Submitted values are:

Date Wednesday, October 20, 2021

To His Worship the Mayor and Members of City Council

First Name Kelvin

Last Name DERESKI

Phone Number [REDACTED]

Address [REDACTED] 301 Cartwright Terr

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) Willow's condo associations

Subject Willow's Dream Phase 2 development applications

Meeting (if known) Oct 26th Municipal planning commission

Comments

201/301, 404/408, 401/405, 501/602 street associations are making applications to present their residents position on Dreams Willow phase two development application. I would like to request 5mins time to address the MPC at the conclusion of the individual street presentations to present a summary position on behalf of the 500 residents who have filed written opposing to City Planning and their Councillor concerning Dreams application.

Thank you for your assistance. KELVIN DERESKI


Attachments

[willows_wrap_up_letter_mpc_oct_26_2021_draft_2_.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/537829>

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10/26/2021

WILLOW'S SUMMARY POSITION FOR SASKATOON MUNICIPAL

□

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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"

Members of the Saskatoon Municipal Planning Commission we are seeking your understanding and support to **NOT** amend the current Willow's regulations and bylaws in favour of Dream's phase 2 development application.

The Willow's phase 1 development currently has 337 residential homes of which 259 (77%) have submitted written opposition against Dream's phase 2 development application.

General opinion of residents is that Dream's new phase 2 plan is not what was promised as a community model by the same developer when phase 1 lots were being sold. Residents see **NO NEED** for new commercial development in their Willow's neighbourhood. Majority of residents feel that expanding commercial development into phase 2 will have a negative impact on the future atmosphere and character of their neighbourhood community.

The key concerns of Dream's phase 2 development application can be summarized as follows.

- 1) Dream's phase 2 development application is not a simple zoning bylaw change. It has many complex issues that will have long term effects on our community.
- 2) The mixing of phase 2 fee simple lot taxation vs phase 1 bare land strata managed streets will set up an inequality across our community.
- 3) The recent Saskatoon City traffic study that recommended traffic controlling measures be implemented on Cartwright main roads in 2020 contradicts Dream's traffic study that suggests Cartwright collector streets can effectively manage tripling the Willow's population density.
- 4) Dream's claim that Willow's residents want and support new commercial services in their neighbourhood has never been validated at any city planning public consultation meetings. Majority of residents **DO NOT** want to see commercial zoning expanded beyond the current city DCD4 regulations that have been in place since 2003.

Willow's phase 1 residents are not opposed to Dream developing phase 2. Everyone knew the long-term plan when they moved into their community. The Willows was designed, marketed and lots sold on the promise that Willows would be a quiet golf course community and protected by the City of Saskatoon's DCD4 regulations and bylaws.

It was reassuring when the City of Saskatoon made the effort to review and update their Official Community Plan last year and the DCD4 regulations were reapproved for golf course communities. This reconfirmed the city's position to help protect property owners against large scale changes by a developer that would alter the character of their neighbourhood.

In conclusion we ask for your support to **DENY** Dream's phase 2 development application and to encourage Dream to follow the current DCD4 regulations that this developer helped draft in 2003 and the City of Saskatoon just revalidated in 2020. Majority of Willow's residents **DO NOT** want expanded commercial development in their neighbourhood and the DCD 4 regulations are the only protection residents have against a developer making radical changes to our community.

Summary and supporting letters:

The residents of the Willows neighborhood would like to take this opportunity to thank the members of the Municipal Planning Commission for properly understanding the future impact that Dream's development application will have on our community and 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 to deny the application 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"**

- Willows has approximately 671 residents in 337 houses of which 76% have signed in opposition to this bylaw change