

Walter, Penny

From: Web NoReply
Sent: Monday, October 25, 2021 11:16 AM
To: City Council
Subject: Email - Communication - David Tkachuk - Concept Plan Amendment – Willows Neighbourhood - CK 4131-24
Attachments: october_21_willows_letter.docx
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Submitted on Monday, October 25, 2021 - 11:16

Submitted by user: [REDACTED]

Submitted values are:

Date Monday, October 25, 2021

To His Worship the Mayor and Members of City Council

First Name David

Last Name Tkachuk

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] 602 Cartwright St

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

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

Subject Planned Amendments to the Willows Residential Community

Meeting (if known) Municipal Planning Committee Tuesday Oct. 26, 2021 12 PM

Comments

I would like to attend personally but I understand this meeting is by teleconference. Please let me know if this is correct.....I would humbly ask that my letter to be distributed to members of the committee and is meant as an addition to the members already presenting.

Attachments

[october_21_willows_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/539280>

October 21, 2021

To Members of the Municipal Planning Committee
City of Saskatoon
Saskatoon, Sask.

Re Planned Amendments to the Willows Residential
Community.

I have written on a number of occasions on this matter to city officials but I wanted to write you as a long time resident of the city of Saskatoon and as a purchaser of homes in this city. In 1973 my wife and I purchased a home on [REDACTED] Baldwin Crescent, a residential community called Brevoort Park. That address was just off Arlington and close to a Catholic school and we were the proud parents of our first child. Our new home backed onto the Regina highway and we were told when we purchased that there would be a residential community across our back yard called Wildwood. There was a tree buffer between us and the exit to Regina. We wanted certainty and we got it. We lived there until 1982. When we sold ,our neighbourhood was the same and development was going on in Wildwood. In 1988 we purchased a home on Capilano Court

which we sold in 1998 and moved into a condo. If I drive into both these communities today they are basically the same.

People who bought there were promised certainty and it was delivered. I know that neighbourhoods change after many years and it is usually when many homes need to be renewed or destroyed. They may be 60 to 90 years old. I bike through Sask Crescent and there homes are being renewed or changed but the street is basically the same as it was throughout my lifetime. Nobody is suggesting a hotel being built in the park on the east side of Saskatchewan Crescent. Sometimes streets and neighbourhoods are so beautiful, like University Drive, Saskatchewan Crescent and many others that homes are torn down and rebuilt....The neighbourhood character is preserved and enhanced.

This is why Saskatoon is a successful and community orientated city because purchasers of real estate(homes) have certainty and can plan their future based on that so that the value of their homes can help can put their kids through college and assist their retirement when they sell their home. A city that sees fit to break that promise with its residents is sending a message to new home buyers. Be careful because the city can change its mind on a whim and your future is not secure. No one here at this meeting who lives in a home in a stable neighbourhood wants a hotel built in his or her back yard. That is what Dream is proposing. It's the first neighbourhood built at the Willows (along Cartwright St on the North West section)that is looking out onto a torn up golf course and is being faced with a hotel and commercial development right behind their back yard.

I bought my property at the Willows in 2010. We moved into the property in June of 2011. There were at that time homes already built in the Villas section where we purchased but also homes all along 602 Cartwright St.

There are still two lots for sale. When we made our deposits in 2010 we were told that there would be a 36 hole golf course with about the same number of people on the west side of the development as was planned for the east side. The developers explained ,why we were part of a condo development and that policy was going to be implemented throughout the future developments, not only on our side, but throughout the Willows community. By the time we took possession we were told that nine holes would be closed at some future time and the promise was 27 holes. We were told it was the most efficient way to operate a golf course.

The development was approved by the city in 2003 and it was only 8 years later that we moved into our property. We were told that the condo association would mean we would have a say in the development of our neighbourhood. Hence we absolved the city of providing sewer, water, streets ,lighting and maintenance. In other words we look after ourselves and the city takes the full amount of property tax and provides garbage collection. In December 2016 the Willows announced that the nine holes(the Islands)would be closed and in 2019 they tore up the nine holes. Not exactly a pretty sight to those people with homes overlooking the Islands 7,8 and nine holes. We know now that the development plan you are considering was in the hands of the city in January 2019. The city and the developers kept us in the dark until Dec 2020 when we were

invited to a meeting on the new amendments to the plan.....These were not amendments. This was a new plan with little resemblance to the 2003 plan.

At the first meeting in late January of this year, the Developers started by saying there was consultation with the residents and that there was an advisory Board selected from the residents that were involved in the planning. None of that was true. The advisory committee simply discussed items that had to do with the present neighbourhood like swimming pools etc. It amazed me that they would start their presentation that way. I want to make it clear. There was never any face to face consultation even though the plan was in the city's hands in January 2019.

We have had no formal in person meetings with the developers. All the meetings were with the administration beginning in Jan of this year. . You have to understand we were Dream's customers. We paid for the land and in many cases Dream built our homes. We paid extra for the property because of our views and that it was a unique golf course community. In fact we paid enough extra to pay for the whole golf course. They told us that they had not made any arrangements on the planned hotel even though the website of the Scandinavian hotel company was already trumpeting a new hotel in Saskatoon. By the next morning the site talking about the hotel was removed. This is hardly a way to treat your customers....I wanted to write this letter as a taxpayer and a long time resident of this city that I have always loved and enjoyed. I ask you to not now approve the plan and to ask Dream to begin a consultative process with the residents. My assumption is that in the last 100 years there has never been a neighbourhood

development where 90 percent of the residents were opposed. That is not too much to ask and is the right and decent step to make.

Sincerely,

David Tkachuk

A resident of the Willows Golf Community