

Walter, Penny

From: Walter, Penny
Sent: Monday, October 25, 2021 3:38 PM
To: City Council
Subject: Email - Communication - Marty Lewis - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: FILED

-----Original Message-----

From: Marty Lewis <[REDACTED]>
Sent: Monday, October 25, 2021 3:31 PM
To: Walter, Penny <[REDACTED]>
Subject: 7.2 Concept Plan Amendment Application - Willows Neighbourhood [File No. CK 4131-26]

[Warning: This email originated outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To whom this may concern,

My Name is Marty Lewis a resident of Waterford Villas. My wife and I have lived out here since 2012. I am writing this in support of the changes that Dream is proposing for the next Phase as well as the capitol expenditure they are planning to inject into the project as part of the next phase.

I have had first hand knowledge through my years with Dundee and Dream knowing full well the challenges a golf course community faces from the development sides of things as well as the challenges from trying to maintain a golf course operation integrated with multi service club house with all the issues around relevant food services related to this one of a kind facility.

We as residents are lucky to have such a faculty within the borders of our development. The club house is aging and in need of much needed repairs and with this new phase and the amenities Dream is proposing it will become a new welcome focal point for the area once again.

I have toured similar golf course communities where similar amenities are being integrated into area to provide value for the residents. The majority of people living at the Willows are well traveled and have no doubt either visited or even spend time in similar styled communities over the winter months. This community needs that attention and cash injection to maintain the status of this neighbourhood and in turn maintain the value of the homes within it.

The new area, Westhills , is an exciting addition to the project. It is a reflection of what the market is looking for in new home options in a project like the Willows. Having first hand experience and feedback from customers over the years a lot of what they are proposing is what people were asking for in the time the first 2 phases were under construction.

Lot values will more than dictate the end value of these new homes. A new set of Architectural Guidelines will breathe make the area relevant again.

People also need to remember that this is a process and the final phases are many years away. The area will likely take over 10 years to build out. Not unlike the first couple of phases.

In terms of proposed Spa/Hotel and small commercial endeavour. I also see these along with a number of other items Dream is proposing as value added for the area.

For those that are thinking Commercial has no place in this community should look a little closer at other communities like Rosewood and Brighton. Each with their own commercial integrated into the core of these subdivisions.

This is no different and I would be happy to see some retail that supports the lifestyle we have all come to enjoy out in this area. Small European food market combined with a Wine store, or a small boutique coffee shop.

Nobody is proposing a Tom Hortons Drive through or a large grocery chain.

Dream and previously Dundee have been part of this community for many years. They have their fingerprints on many subdivisions in Saskatoon, Regina Calgary Edmonton and some beautiful projects in Eastern Canada. They didn't get to be the stewards of these communities by accident. They preplan a beautiful community and they follow through with their plan. That's how you do business in this town.

Look around the Willows now, it is one of the most beautiful neighbourhoods this city has ever seen, it didn't happen by accident.

I 100% support the New Westhills phase and Dream following through with the capital injection to breathe new life into the Willows Golf Course Community.

Regards

Marty Lewis

Sent from my iPhone