

Walter, Penny

From: Web NoReply
Sent: Monday, October 25, 2021 5:02 PM
To: City Council
Subject: Email - Communication - Alexandra Logan - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24
Attachments: the_willows3.docx

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Submitted on Monday, October 25, 2021 - 17:01

Submitted by user: [REDACTED]

Submitted values are:

Date Monday, October 25, 2021
To His Worship the Mayor and Members of City Council
First Name Alexandra Kirsten
Last Name Logan
Phone Number [REDACTED]
Email [REDACTED]
Address [REDACTED]-501 Cartwright Street
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Municipal Planning Commission Proposed Willows Concept Plan, Official Community Plan and DCD4 Amendments, Applicant: Dream Deve
Meeting (if known) Municipal Planning Commission
Comments
I would appreciate someone confirming that the letter that I have prepared has been received at kirstenlogan@sasktel.net. I think that I followed the correct procedure, but am not sure.
Attachments
[the_willows3.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/539427>

To: Municipal Planning Commission

*Re: Opposition to the Proposed Willows Concept Plan, Official Community Plan
DCD4 Amendments Applicant: Dream Developments*

Introduction

My name is Kirsten Logan. My husband and I purchase our home at [REDACTED]-501 Cartwright Street in April of 2017. Like most people, the purchase of our home is the single largest investment in our life. But it is more than an investment. It is our home.

Prior to purchasing our home, we conducted our “due diligence” and fully investigated the parameters of this “unique” “low to medium” “residential development” to be integrated with the Willows Golf and Country Club. After having done so and relying heavily on the bylaws and the representations that we had received from Dundee Developments [now Dream Developments] [“Dream”] we proceeded with the purchase. Our plan was, and is, for this home to be our final home. It was a long-term commitment. It was where we intended to live, work and retire. With this in mind, we fully landscaped our property, maintained our property and invested in significant renovations to improve the interior and exterior of house and yard.

To say that we are concerned and disappointed with the proposed change to the bylaw and “concept” is an understatement. Changing the rules at this stage is an unprincipled breach of trust that should not be tolerated, let alone condoned, by the City of Saskatoon. Breaching the spirit and intent of what we have been led to believe was a long term legal and moral commitment made to us by both the City and the developer.

The proposed change should not, and must not, be approved.

Phase 1 and Phase 2

When we purchased our home at the Willows, we were among the first to do so. Our street, known as 501 Cartwright Street, had only 8 houses on it. Gradually it filled the 42 lots. Over time 602 Cartwright Street and three additional condominium buildings were initiated and, as of now, almost fully developed. That completed, more or less, Phase 1 of the development.

Quite frankly, having only Phase 1 on a 36-hole golf course would suit us quite fine. The openness and low density are exactly what we wanted and bargained for. However, we knew that there might come a day when the golf course would lose 9 holes and become a 27-hole golf course and that Phase 2 would be developed. As mentioned, although we prefer the status quo, we fully understand that it would be unreasonable of us to petition the City to stop the approved Phase 2 development from proceeding, because we went into this long term venture knowing that this was what had been bargained for. I say this to underscore the point that it would be just as wrong for us to petition the City to shut down the long ago approved Phase 2 development as it is wrong for Dream to try to radically and significantly change what the City had approved as the “concept” in 2003 and was promised to use in 2007.

Radical Change

What is being sought by Dream is a radical and significant change to what had been previously approved.

The initial Phase 2 plan was projected to have an estimated 283 units [697 residents]. The proposed Phase 2 plan will have 776 units [1697 residents]. This is an increase 493 lots, which amounts to a bump of 174%. This is not a minor tinker with an existing plan—this is a significant and large-scale change.

People who have invested their life savings into a home believing that they are bordering green space face the prospect of construction and housing abutting their property. This is simply not fair.

Also, the lots proposed will be much smaller and will be more akin to other neighborhoods, such as Stonebridge, which is not what was contemplated by those people who purchased at the Willows, believing, justifiably, that the entire project—both Phase 1 and Phase 2 was going to be, according to the existing Zoning Bylaw, “. . . a unique category of residential development by integrating larger lot, one-unit dwelling and low to medium density multiple -unit dwellings with the Willows Golf and Country Club” and to “create single-unit lot areas, frontages, front, rear and side yard setbacks that generally exceed the typical standards for conventional residential development . . .”

Further, as if the increase of the residential density in a low to medium density environment is not enough, Dream proposes a Hotel and other commercial construction. Again, as mentioned, neighbors who purchased their property in

good faith and expected to have green space abutting their property now have the worry that they will be facing the back of a hotel or commercial facility, with all of the waste removal, delivery trucks and other things that come along with such a zoning change. This is not what was contemplated by anyone when the good citizens of this City purchased and constructed their homes at the Willows.

In addition, the suggestion that Phase 2 moves to a fee simple [non-condominium] development creates further complications, the significance of which are not yet fully understood, by the current residents of Phase 1, who are all part of several condominium organizations. Is the City wanting to “take over” the obligations of the current condominium corporations? What happens to the reserve funds? Who is responsible for all of the costs of converting condominiums back to fee simple-if that was to happen? Again, all the rights, responsibilities and obligations of existing residents are sacrificed in order to clear the way for more profit for Dream.

Why?

As far as I am aware, there has never been a reason given as to “why” this massive change is being requested. Although the reason has not been offered, it is obvious. Money. Dream, the Ontario based corporation that is proposing the change, wants to extract more money from Saskatoon at the expense of the existing residents. While I am not privy to the cost of lots in Saskatoon or the proposed development, simple arithmetic would suggest that adding 493 lots to the project would expand profits exponentially. Even estimating the sale price of one of the lots at a modest \$300,000 per unit, this would add close to **\$150 million dollars**, in addition to whatever additional profit was built into the original plan, to the pockets of Dream. Granted, there are infrastructure costs that need to be expended, but, this number does not include the additional revenue that would accrue to Dream in relation to the sale/lease of the proposed commercial units. The bottom line is that the motivation for the proposed change is to put money in the pockets of the Ontario corporation, at the expense of the citizens of the Willows neighborhood in Saskatoon who whose homes will be negatively affected. While I certainly understand that corporations are entitled to make money, to change the rules part way through to our detriment should not be allowed.

Developer Enticements

In a somewhat clumsy attempt to placate the existing Willow’s residents, Dream has floated out some very imprecise and ill defined “promises” as to what it is going to do with some of the profits they will reap. Pickle ball courts, a swimming

pool, cross-country ski trials, and an active club house for the residents are all being dangled before the current residents in a veiled attempt to influence us in favour of the proposed changes. However, there are at least two major flaws with Dream's approach.

First, even if it proceeded with these ill-defined "benefits", the benefits that would allegedly accrue to the Willows residents would pale in comparison to the loss of value to our property and the loss of esthetics that we will collectively suffer.

Second, I have zero confidence that any of these amenities will happen. If this was a genuine intention, one wonders why these amenities were not initiated long ago. The organization that has operated the Willows since we moved to our home, almost 15 years ago, has been less than accommodating to us. Yes, over the past couple of years a short cross-country ski trial has been set. Yes, a few years ago the Willows Golf Club did offer 15% off a round of golf if one was a resident. But aside from that, there has been nothing. I understand that the number residents who have memberships at the Willows Golf Club is embarrassingly low. Most prefer to go elsewhere, such as the Riverside Golf Club. This is largely due to the fact that there is little or no benefit to becoming a member. The suggestion that Dream is somehow going to change its well established and consistent practice of ignoring the residents is absolutely inconsistent with the way in which they have treated the residents since I have lived at the Willows. My lack of confidence in Dream following through with these enticements, such that they are, is further demonstrated by the very fact that they are making application for this bylaw amendment to change the unique nature of the Willows that was promised to us on our purchase of our home.

Conclusion

The idea that anyone would approve the changes being sought by Dream is reprehensible. The legal and moral contract that was made with the Willows residents who invested significant resources on their homes on the basis of what they were led to believe would be a unique low-density residential neighborhood should not be displaced simply to increase the profit level of Dream.

I am a resident of Saskatoon who has not expressed my views in a public way on any other Civic project or process in the 14 years that I have lived here. This is a very, very important issue that strikes at the heart of my being in this City. I would respectfully request that the proposed change be denied.

A. Kirsten Logan, Q.C.
[REDACTED] 501 Cartwright Street
Saskatoon, Saskatchewan
[REDACTED]