

Walter, Penny

From: Web NoReply
Sent: Wednesday, November 17, 2021 6:25 PM
To: City Council
Subject: Email - Request to Speak - Bob Cram - Proposed Willows Concept Plan amendment - CK 4131-24
Attachments: waterford_602_council_submission.pdf

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Submitted on Wednesday, November 17, 2021 - 18:25

Submitted by [REDACTED]

Submitted values are:

Date Wednesday, November 17, 2021

To His Worship the Mayor and Members of City Council

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[REDACTED] organization or agency you are representing (if applicable) Waterford (602) Neighbourhood Volunteer Street Committee

Subject Dream's Amended Community Plan Proposal for Willows

Meeting (if known) City Council Public Hearings Nov. 22

Comments

In addition to submitting the attached written comments, I request to speak on Monday evening. As a speaker I will represent not just Waterford (602), but Waterford (602) and Wentworth (501), even though my written submission is just for Waterford. I also have a powerpoint, I would like to use with my presentation, so please contact me regarding how to get it to you. Also, I would prefer to speak to agenda item 6.14 if possible.

Attachments

[waterford_602_council_submission.pdf](#)

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/543756>

Waterford 602 Cartwright Street Submission to City Council, November 17, 2021

We believe that City Council should not approve Dream's Amended Neighbourhood Concept Plan and should reject any changes to the DCD4 of the Zoning Bylaw and Saskatoon's Official Community Plan, and about 90% of our households support this view.

Dream Developments (formerly "Dundee") marketed and sold lots and houses throughout Willows by promising buyers a quiet residential golf course community as described in Dream's 2003 Neighbourhood Plan. Their proposed amendment to that plan is not a typical minor amendment. It includes extreme changes that will drastically alter our neighbourhood and remove many originally promised features. A large majority of Willows residents are strongly opposed to Dream's amended plan, which reneges on promises Dream made to us.

Those of us who purchased houses here did so informed by Dream that the 2003 Neighbourhood Concept Plan included:

- a quiet residential area
- a 27 hole golf course
- no further commercial development except for that for the golf course
- and Phase 2 housing limited to the area **west** of the Clubhouse with similar lot sizes and architectural controls as Phase 1 housing.

Dream's amended plan removes all these promised features.

To this date, Dream has not provided any rationale for why it wants to massively expand housing and commercial development in Willows beyond what it planned in 2003. In its support for Dream's plan, City Planning also did not provide any rationale for why they were supporting it.

Our committee's area of Willows, known as Waterford, contains 125 houses at 602 Cartwright Street. It is the largest area within Willows. We formed a committee of residents opposed to Dream's Amended Neighbourhood Concept Plan, and we have since communicated with all residents. In this process, we learned that nearly 86.5% of our households are opposed to Dream's amended plan. We have submitted 228 residents' letters to the City Clerk's office from 107 of the 125 houses at 602 Cartwright Street, all of them opposing the Dream proposal. You can find those letters by clicking on the MPC agenda package for October 26 at this website: <https://www.saskatoon.ca/city-hall/city-council-boards-committees/council/minutes-and-agendas>.

Many residents who did not sign the letters told us that they too opposed Dream's proposed amended plan, but they did not feel comfortable signing for other reasons. Consequently, it is likely that real opposition is greater than 90%. In addition, in a

neighbourhood online survey asking residents if they were in favor or opposed to the Dream plan, 90% were opposed and only 2% supported it.

Does City Council regularly approved community plans when the community opposition is this strong?

We are open to changes to the 2003 Community Plan, but they need to be reasonable, and Dream needs to be willing to consult and make changes. They have made limited changes to the first draft of their amended plan, but these have all been minor and cosmetic.

Scale, Standards and Density

The City's Official Community Plan (OCP, page 76) states that golf course communities should have larger lot sizes and limited commercial development appropriate to a golf course. If Dream's amended Plan were approved, it would change the nature of our golf course community and violate the sensible requirements of the OCP that MPC wisely recommended just one year ago after broad community consultation.

Dream's proposal is not a simple amendment; it is a radically different plan. It includes:

- Massive expansion of housing and population in Phase 2 from an original 2003 projection of 722 to 1697, which will increase the current population¹ of Willows by about 335%, i.e. to 2418.
- Housing development (not included in the 2003 plan) to the **south and east** of the Willows clubhouse directly affecting views of some residents who paid premiums of up to \$200,000 for unrestricted golf course views.
- Minimum lot sizes of 50', considerably smaller than lot sizes in the rest of Willows.
- Introduction of non-golf commercial activities in the neighbourhood, most notably a 120 room hotel

These are dramatic changes from what Dream promised all of us. Dream's amended plan proposal should be rejected due to these changes, but there are other concerns.

Traffic

We believe that more than tripling the population of Willows and adding commercial development such as a 120 room hotel could easily triple the traffic going through the area, if not worse. Although the right of way of Cartwright Street is 20 meters and it is classified as a 'collector' street, collector streets normally have a right of way 21-41 meters, sidewalks on both sides, and parking on both sides.

¹ According to Sask Health there are 721 health cards issued for Willows, and 51 are for those under 18.

Cartwright has none of these things, because it is too narrow. Collector streets are supposed to be able to handle 5000 vehicles per day.

We remain convinced that the traffic volume will be higher than 5000 and too high for these streets.

The City's own measurements (2016 and 2020) in Willows state that we currently have 2900-3600 cars per day, and these measurements were taken when the golf course would not have been very active (late fall). Dream's Traffic Impact Assessment (done in Oct. 2017 when the golf course would be closed) states that Willows has about 3000 cars per day.

Is it really possible that tripling the population and adding a 120-room hotel right on Cartwright Street will keep us below 5000 vehicles per day when we are already somewhere between 2900 and 3600 with the golf course relatively inactive? Dream made the assumption most new traffic will go out via Lorne instead of Clarence. However, anyone living here knows to avoid exiting Willows via Lorne in order to avoid the train crossing. Our own best guess is that traffic volumes on Cartwright Street could reach at least 10,000 vehicles per day, on a collector street that can only handle 5000.

This clearly makes no sense. Can City Planning explain how they could recommend this?

Commercial and Mixed Use Zoning

We do not believe there is any need for rezoning to allow different commercial development in Willows. We can easily and quickly access amenities in Stonebridge. While a spa hotel might be a good idea for Saskatoon, the City does not allow hotels and motels right in the middle of residential housing. Willows should not be any different.

Fee-Simple

Dream's proposal is to develop the new housing in Phase 2 as "fee-simple", not bare land condominiums. The existing houses in Willows belong to bare land condominiums. We currently pay full municipal property taxes, but do not receive full City services. Consequently, we must also pay monthly condominium fees to cover expenses (paving, lighting, street cleaning, snow removal, etc.) that would normally be provided by the City.

Dream's amended plan for fee-simple housing in the Phase 2 development would leave existing bare land condominiums such as ours in an economically disadvantageous situation. The new Phase 2 area would have full City services and no condominium fees; we would have the same restricted City services, full property taxes, and condominium fees. This is clearly unfair and would lower property values

in existing areas of Willows. Dream will say that the older areas can become fee-simple too, but this is almost impossible to achieve since it requires unanimous support from homeowners. It makes more sense that the new areas be bare land condominiums as well.

And why would the City take on the additional cost of providing full services in Phase 2?

Environmental Concerns, Trees, Green Space

Dream's amended plan proposal would see a great deal of golf course green space, ponds, and trees turned into housing, much of it home to geese, ducks, many varieties of birds, moose, fox, deer, and even mink.

MPC Process

At the October 26 MPC meeting, the Chair did not provide an opportunity for members of the MPC to vote in the affirmative for the motion to support Dream's amended plan. Only dissenting votes were requested, and one person dissented. That person was then asked by the Chair to explain the reasons for their vote, which may very well have intimidated other MPC members from dissenting.

If there was never an affirmative vote requested, has the MPC actually supported City Planning's recommendation?

Lack of Consultation

Dream has claimed it engaged in community consultation, but it did not. They point to an 'Advisory Committee' that existed for a couple of years up until 2019, but this committee was only concerned with the operations of the golf course and its associated services. The plan Dream was actively working on to drastically alter our community was never presented to the Advisory Committee, even though Dream had planned it since at least 2017 (see Stantec's 2017 Traffic Impact Assessment for Dream that is part of the package on the City's Engage Page). If Dream did wish to consult, they only needed to approach the boards of the various condominium corporations at Willows. That never happened until after the amended plan was announced at the end of 2020.

Since that announcement, Dream has continued to ignore the wishes of residents. Meaningful community consultation has been lacking, and the changes Dream has made to its original proposed amendment have been minor.

Conclusion

Close to 90% of our residents are opposed to Dream's amended plan, and that plan would take away specific aspects of the Willows neighbourhood that were marketed and promised to home buyers by Dream itself prior to December 2020.

We urge City Council to recommend against any changes to the DCD4 or the OCP and to also recommend rejection of the drastic changes to Willows contained in Dream's amended plan.

Only you can stop Dream's plan. If you do, then Dream will be put in a situation where it will finally have to consult with homeowners. Most of us are not opposed to some changes to the 2003 community plan. We are reasonable people, but Dream has so far proven to be unreasonable.

From the 602 Cartwright Volunteer Street Committee: Bob Cram, Rob Jaspar, Ted Merriman, Russel Marcoux