
From: City Council
Subject: FW: Email - Communication - Sandra Mancusi - Proposed Willows Concept Plan amendment - CK 4131-24
Attachments: nov_22_2021_citycouncilmtg_willows_opposition.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Wednesday, November 17, 2021 11:07 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Sandra Mancusi - Proposed Willows Concept Plan amendment - CK 4131-24

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

Submitted on Wednesday, November 17, 2021 - 23:07

Submitted by user: Anonymous

Submitted values are:

Date Wednesday, November 17, 2021
To His Worship the Mayor and Members of City Council
First Name Sandra
Last Name Mancusi
Phone Number
Email [REDACTED]
Address [REDACTED] Cartwright Terrace
City Saskatoon
Province Saskatchewan
Postal Code S7T [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Opposition Letter to Dream's proposed amendments to the 2003 Willows Neighborhood Concept Plan Meeting (if known) Nov. 22, 2021 City Council Public Hearing
Comments

I am submitting the attached letter of opposition to the proposed amendments to the 2003 Willows Neighborhood Concept Plan submitted by Dream. I request that it be shared and reviewed by His Worship the Mayor and all of the Saskatoon City Council members ahead of time and then be added to the record of opposition to these proposed amendments that will be considered at the Saskatoon City Council Meeting public hearing on November 22, 2021. Thanks in advance for your time and consideration.

Attachments

[REDACTED]

Will you be submitting a video to be vetted prior to council meeting? No

November 17, 2021

His Worship the Mayor and Members of Saskatoon City Council:

My name is Sandra Mancusi, and I am writing once again as a resident of Willow Glen to express my strong opposition to the proposed amendments that Dream has made to their 2003 approved Willows Neighborhood concept plan. I do want to express my appreciation in advance for your time in reading and the careful consideration of the following continued concerns that I have after further reviewing the additional information Dream and the city of Saskatoon has provided throughout the public consultation process.

I still maintain strong opposition to the broadening of the control district in the proposed, amended concept plan which would then allow for a Nordic spa or other hotel type building, as well as additional retail space unrelated to the operation of a golf course. Our community is a residential community, not a resort or retail community. With the addition of this, our community no longer is residential focused. The recommendations in the "Willows Hotel and Spa Location and Commercial Feasibility Analysis" document recognize this as it states: **"careful site planning will need to be undertaken (under the auspices of an amended DCD4 zoning district) to ensure adequate separation, screening, building orientation and site design is sensitive to the existing adjacent residential environment."** Although the site for the hotel has been moved, it still does not satisfy the recommendations made in that feasibility document as its location does not ensure adequate separation from the existing residential properties. It will also severely alter our residential community into a tourist attraction, rather than our homes.

Although Dream has agreed to adjust the proposed lot size minimums, they are still being decreased by a substantial amount compared to what was in the 2003 approved concept plan. This will still lead to a much higher population density than the 2003 approved concept plan provides for. This increased density will lead to increased traffic volumes and pose potential safety concerns for pedestrians and cyclists. I still oppose the reduction in minimum lot sizes and the changes to the type of dwellings that can be built because of the dramatic increase in density and traffic that will negatively impact our residential community.

Throughout the online consultation Dream repeatedly followed up points of concern that were raised by the participants with suggestions of future or potential plans to help alleviate homeowners' concerns. While some of what was outlined aims to help make the opposed amendments more palatable, there is no assurance that these promises will come to fruition. Once the concept plan is approved, they fall out of the city's scope. An example of this was when Dream was asked during the Q & A following the online presentation on June 23 to elaborate about a number of suggested future states that would come along if the amended plan as proposed is approved. To help deflect concerns around lot sizes, Dream described the architectural controls that would be put in place, yet when questioned further, Dream did not want to commit to any set style given the length of the project. This leaves room for future degradation to these architectural controls and potential degradation of the community. In addition, a number of proposed recreational facilities adjacent to the clubhouse as well as upgrades to the existing clubhouse were also discussed. These facilities and changes could easily be added without having to amend the concept plan or get additional approval from the city. While I appreciate Dream is trying its best to garner homeowner support by promising future "potential" amenities, a decision on the proposed amendments must not be based on such promises that are thrown out to sugarcoat the opposed amendments.

In conclusion it is obvious that Dream has continued to prioritize its own economic interests, rather than those of the existing homeowners who have put down roots in this area and have repeatedly expressed opposition to major pillars of their proposed amendments. It is my hope and sincere desire that you consider all of the concerns and points of opposition that I, along with hundreds of my Willows residents and community members have repeatedly outlined throughout this process. Thank you once again for the opportunity to express my concerns to you and the time you will take to carefully weigh this most crucial decision for both our Willows community residents as well as our city.

Sincerely,

Sandra Mancusi

Cartwright Terrace