

Barry and Verone Charington



401 Cartwright Street (Unit [REDACTED]) Saskatoon, SK [REDACTED] •

Date: November 18, 2021

Charlie Clark
Mayor
City of Saskatoon

Mairin Loewen
Councillor, Ward 7
City of Saskatoon

Penny Walter
City Clerk
City of Saskatoon

1. Subject: **Willows Amendment - OPPOSITION**

Meeting: **City Council November 22, 2021**

To All Concerned

I as an owner in Woodbridge I Condominium Corporation find myself joining other Willows owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan once again. In reviewing the already posted correspondence on the Engage page, I cannot find a single letter in support of this amendment, yet it has passed all of the hurdles to get to City Council.

While past opposition has been acknowledged, there is little movement in the Dream Plan. The proposal has made it through all of the minimum requirements for infrastructure and process, community displeasure remains. I would request that you look at the quality of the design proposal, some of the major concerns which are outlined below.

First and foremost, it has not met the requirement of community acceptance. Over 75% of current residents have voiced various levels of concern in writing. There is no acceptance of this proposal by the community. The City of Saskatoon has a long history of sound land development in many communities city wide. City planners have always balanced the interests of developers with the quality of life in well planned communities. The Dream Proposal shows what happens when this balance is lost in favour of developers. Residents in their presentations have listed a number of grievances which if this plan is allowed to proceed as proposed will be the source of future complaints to City Hall.

Principles of sound community planning include

1. Placement of commercial development in the core of communities;

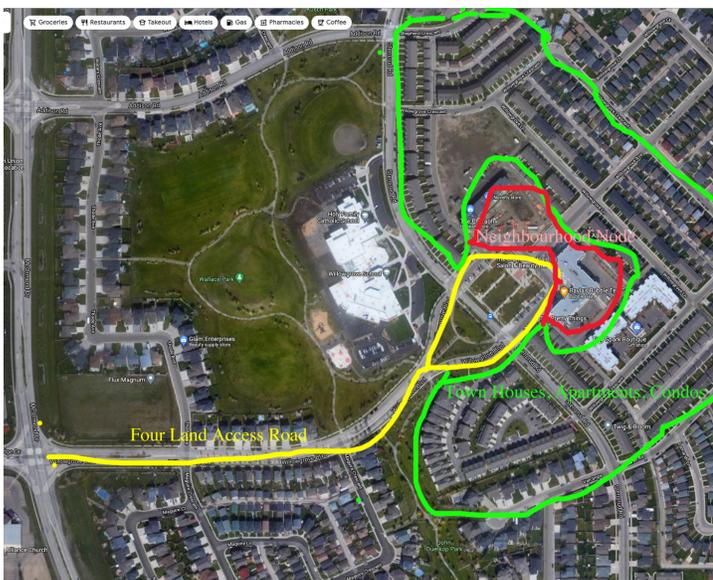
The placement of a major full service hotel in the centre of a residential community is unprecedented. This sort of development has always taken place along major arteries such as Idylwyld, 22nd street, 8th street, 42nd street and Airport Drive which can handle the increased traffic without impacting residential areas. This is akin to placing a four story, 120 room full facility Hotel on Early Drive in Brevoort Park.

The four bay strip mall is also at the core of the community. Current OCP regulations allow this kind of development if it is ancillary to the functions of the golf course. Dream has suggested, among other uses, that this could include a dog groomer or a hairdresser. Perhaps the dog groomer is so husbands can sneak in a round of golf by telling their wives that they are taking Fido in for a grooming. Also, it is well known in golf circles everyone requires an updo between the 9th and 10th hole.



These services are already available a short drive away in Stonebridge. Other proposed uses are in direct conflict with services already present at the Clubhouse which by Dream's admission is not turning a profit.

Dream points out that these kinds of neighbourhood nodes are already present in other neighbourhoods in Saskatoon, namely Willowgrove and Evergreen. In neither of these cases is a Hotel involved. It should be noted that in both of these cases these are accessed by four lane divided roadways directly with the residential roads coming off of these. In the Willows access will be by Cartwright Street, which by ay designation is still only 13 m wide, too narrow to provide parking or a bike lane without blocking a through lane. The 400 block canyon prevents any improvement to this road with balconies within 4 m of the roadway. The need for such areas could come into question as residential construction in both Evergreen and Willowgrove are largely built out, yet these commercial developments are incomplete. It should also be noted that in Evergreen and Willowgrove the commercial area are surrounded by lower cost row housing, condos and starter homes, not the large upscale homes proposed for the Willows, another example of poor planning.



There is a distinct lack of quality functional recreational spaces. The MR 1 reserve land is inadequate, especially considering Dream's wishes to encroach into Phase I development with Blocks 12, 14, 15 and 18. In phase I Dream's predecessor paid a penalty for providing no MR1 and in phase 2 the proposal is to either pay a fine or allocate additional MR1 land in another development such as Kensington. I fail to see how this is of any benefit to current or future residents of the Willows.

The parks proposed are of poor quality and little recreational value. The Playground in the North West is surrounded on three sides by roads, two of which are major access roads to the Hotel and community. This is not a desirable lot to sell nor a safe place for a playground. The MR sports field in the south border is not central and is located adjacent to the major power transmission lines for the city of Saskatoon. The ribbon parks are narrow and are little more than buffers between lots or between lots and the lake, again of low recreational value. What is really need is a central community park as is at the core of every other subdivision in Saskatoon.

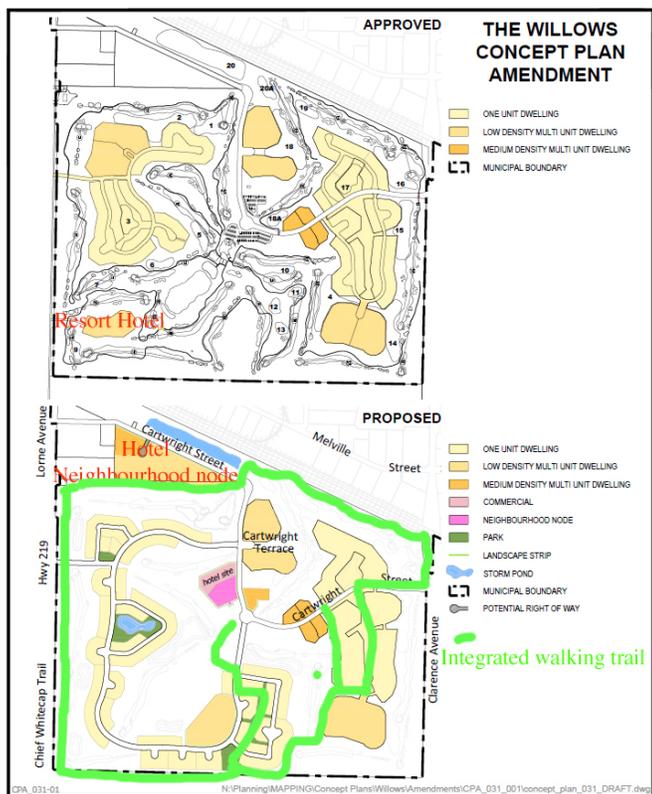


When looking at the demographics of the Willows what is needed is a series of interconnected parks incorporating walking trails that would be of greatest recreational value. To understand the demand for this one only needs to look at the number of residents out walking the golf course trails between the end of the golf season and the first heavy snows, or the numbers using the cross country trails provided by the Willows last winter or the snowshoe trails. In an earlier proposal, Dream had offered a walking trail which was just a shared service road for their maintenance equipment. This did not connect to the clubhouse or any of the residences in phase I or a central park. This appears to have disappeared from their current proposal, but would be a good start. These types of parks are found in Willowgrove and in Evergreen which Dream likes to hold up an example.

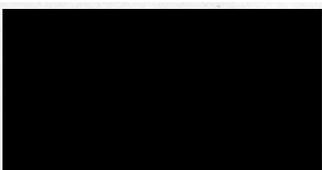
There is also a promise of Splash pads, tennis and pickle ball courts, but these were not mentioned to the MPC. It is unclear if this would be a clubhouse activity that would require a membership, or a civic facility open to all residents, golfers and non-golfers alike.

I implore you to look not only at the physical infrastructure that would support the development, but to look at the quality of the proposals in light of good city planning practices and utilization by residents. Some forethought now will prevent a number of problems that future councils will have to deal with such as traffic (already a problem and Phase 2 hasn't started), lack of recreational facilities and noise complaints.

Councilman Jeffries asked at the MCP what proposals would be acceptable. From the comments above you can guess my answer. I am not against the Hotel or the commercial zones, just that they are misplaced in a residential community, especially when roadways are inadequate to serve them. The Hotel could be accommodated on the block in the Southwest corner of the original proposal when all access would be of Lorne Avenue/HWY 219. The hotel would be surrounded by panoramic views of the golf course but be out of the way of the residents. Alternatively the neighbourhood node and hotel could be located in the North Development Area again with easy access off Lorne Avenue. With the transition to an 18 hole golf course, more land will be available for single family homes, but some of that land could be used to develop high value walking ribbon parks.



Sincerely,



Don Mc Morris, Minister of Government Relations

City Clerk (for distribution to council)

