

## Walter, Penny

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**From:** City Council  
**Subject:** FW: Email - Communication - Don and Dolores Ebert - Proposed Willows Concept Plan Amendment - CK 4131-24  
**Attachments:** city\_council\_nov\_22\_6\_pm.docx

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**From:** Web NoReply <web-noreply@Saskatoon.ca>  
**Sent:** Thursday, November 18, 2021 8:27 PM  
**To:** City Council <City.Council@Saskatoon.ca>  
**Subject:** Email - Communication - Don and Dolores Ebert - Proposed Willows Concept Plan Amendment - CK 4131-24

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

Submitted on Thursday, November 18, 2021 - 20:26

Submitted by user: [REDACTED]

Submitted values are:

Date Thursday, November 18, 2021

To His Worship the Mayor and Members of City Council

First Name Don and Dolores

Last Name Ebert

Phone Number [REDACTED]

Email [REDACTED]

Address 301 Cartwright Terrace,, [REDACTED]

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Willows Amendment Plan

Meeting (if known) City Council NOv 22 6 pm

Comments see attached document re city council meeting Nov 22 at 6 pm

Attachments

[city\\_council\\_nov\\_22\\_6\\_pm.docx](#)

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

As residents of 310 Cartwright Terrace we fully support the submissions made by our condo association but wish to add some personal concerns

We purchased our property at 310 Cartwright Terrace as recent as 2017 on the express premise that any future development in the Willows would be as set out in Phase 2 of the 2003 Willows Neighborhood Concept Plan. We were moving into a residential /golf course community developed under the provisions of Direct Control District 4 ( DCD4) .

Our view of sustainable and appropriate development in the Willows was reinforced by City of Saskatoon's adoption of Bylaw 9700 The Official Community Plan Bylaw ,2020..

1) We oppose any amendment to the 2003 Willows Neighborhood Concept Plan , the DCD4 and Bylaw 9700 that would allow the commercial development of a hotel in the Willows residential neighborhood ..

DCD 4 (section 19.5.2) states that one of its objectives( objective v)) is to “..... permit associated commercial uses sufficient to serve the convenience needs of the golf course community, as well as commercial facilities which are necessary to the golf course” Section 19.5.3 Zoning Bylaw ( Zoning Bylaw No 7800) speaks to the accessory uses in the DCD4( section 19.5.6 ) and does not include hotels. Bylaw 9700 Section 3.2(1) (d) deals with Golf Course Communities and uses very similar wording when specifying objectives ,that is, “...and a mix of commercial development regularly associated with , and of a scale appropriate to the daily operations of a golf course and the daily needs of golf course community residents ...”

The proposed amendment is now requesting that these section be amended to allow for that specific commercial development (hotel) . We respectfully suggest that a hotel in this residential area can be considered an accessory use, nor do we believe that the “accessory “ use concept be broadened to include complimentary use even if it planned to be of a scale appropriate to the land use of the golf course.. Furthermore any permitted associated use is to be sufficient to serve the convenience needs of the golf course community. A hotel in our midst serves no “convenience needs ..” of the community and is strongly opposed by Willows residents .We suggest that a hotel is a purely commercial venture unrelated in any way to a golf course community and that has no place in the midst of a residential community .

2) We further oppose the amendment that allows for a substantial increase in the amount of residential housing as well as the development of that housing as fee simple ownership.

DCD4 ( section 19.5.7) sets out development standards for one unit dwellings and are specifically referred to as bareland condominium units. The amendment is not only requesting changes to the minimum development standards set out in that section but also that they are developed as fee simple lots. Although the report of the Development Review Section on page 4 under heading Section G3.2(2)(e) evaluates this proposed change from the lens of the City and concludes that the OCP supports development of City-owned and maintained services in golf course communities and further that the cost of servicing for the proposed area would not significantly differ from any other areas of

saskatoon and there would be no undue financial risk to the City for the increased cost of services. Section 3.2(1)(e)(ii) allows for typical residential services to be the responsibility of the City depending on the specific design characteristics, potential financial implications and service impacts of the development. There will clearly be service impacts for all current bareland condo residents ( who bare full responsibility for services ) and will result in a very divided community.

3) We question the need for a neighborhood node since most of the residents of the Willows are within walking distance of the multiple and varied services and facilities in the Stonebridge area.

4) The proposed amendments, in our respectful view, create an unmanageable traffic problem. There is no doubt that a hotel (allegedly 100 rooms, conference facilities and restaurant ) will bring in substantial traffic beyond the traffic anticipated with the proposed substantial amount of new residential housing ( predicted to be 1000 more new residents than were anticipated in the 2003 Plan ).

An exit directly from the newly developed residential area and Lorne Ave will only address a fraction of the traffic on Cartwright Street. The fact that traffic lights are being considered for both the intersections of Cartwright Street and Lorne and Clarence Ave simply reinforces our concern that traffic will be a major problem.

The City of Saskatoon in the fall of 2020 did a traffic review of the Willows and concluded that Cartwright Street was a high risk area and traffic control measures were required on Cartwright Street. This must cause great concern as this review did not consider the proposed new development.

5) We wish to address the recent statements by the developer that the financial viability of the golf course is at risk should their proposed amendment not be approved. It is of interest that this had not been raised in any of the City's earlier community consultations. In those consultations, the developer simply believed that the proposed amendment specifically the hotel was in the best interests of community residents, that is, would best serve the resident's needs. This proved to be a unwarranted assumption.

We walked along Cartwright Street most days this summer and each day saw both that the golf club parking lot ( and sometimes the Red barn Lot ) was filled with vehicles and that golfers were actually lined up at the first hole waiting to tee off. We have to conclude that business for the golf course was brisk, so we fail to understand this new position.

Respectfully submitted

Don and Dolores Ebert

301 Cartwright Terrace , Saskatoon