



Woodbridge I & II Condo Buildings
401 & 405 Cartwright St

Saskatoon City Council
Presentation November 22th 2021
Willows Concept Plan Amendment (6.1.4)
Request for Denial

Good evening, I am Kerry Hataley and I am representing the condo units Woodbridge 1 and 2 in the Willows.

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Our Community - Our Home that we LOVE

- Quiet and Peaceful - Our slice of Heaven
- **Seasonal** Golf Course Community living
- Neighbors walk and bike down the street, ski over the golf course
- Wildlife galore - Bunnies, Deer, Birds, Ducks and even Moose
- Open and Expansive Landscape - Country Like
- Minimal light and noise issues



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We truly love living in our **SEASONAL** Golf Course community.

This is our little slice of heaven, where wildlife runs free and our residents enjoy a peaceful country like lifestyle.

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Question #1

1. Why would the City allow the AADT (Average Annual Daily Traffic) on Cartwright to exceed 5,000 by more than 200% - 11,586? [Dreams/Stantec traffic study Oct 2021](#)
2. Is the City of Saskatoon now promoting Commercial development within the Center of any established residential neighborhoods?
3. How is 80% objection to this amendment, not cause to pause or reject?

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To my City Council, I will ask your 3 specific questions...

First...

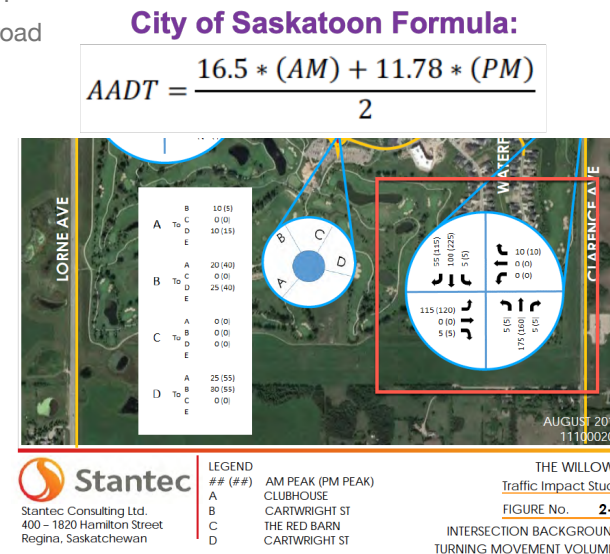
1. Why would you allow an increase of traffic on our local road to increase by more than 200%?

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#1 Traffic Study - Cartwright St @ Clarence Ave

- City Oct 2016 Actual Traffic Measurement = 3,600 AADT
 - Already at 72% of allowable traffic on Collector 'C' road
- Dream 2017 Study = 2,998 AADT *Measured Oct 2016 - Fig 2-2*
- Difference of 20% - What affect on Dream's estimates?
- Does not include 404 & 408 with an additional 72 units
- Very little or no Golf Course traffic *Noted by Stantec also*
 - WHY do actual / study at this time of the year?
 - June makes the most logical sense

Note: City completed another traffic measurement in late Sept of 2020 with results of 2,900. This was completed again with minimal Golf traffic and during a pandemic, when everyone was working from home and not traveling outside of their homes.



Cartwright St has a collector 'C' road classification and by the City's definition, has a maximum capacity of 5,000 vpd

This is the MAXIMUM capacity, not the Annual Average Daily Traffic...

In Oct 2016, both the City and Stantec for Dream, did actual traffic counts. These counts differ by about 20%, with the City's actual recorded traffic being higher.

But why do traffic counts in October - there is NO Golf Course traffic?

How is this data relevant, unless you are trying to show lower traffic activity?

Traffic numbers do not include the 72 units from 404/408, since they were not yet built.

The City did do another actual traffic count in Sept 2020, but did it during the HEIGHT of a pandemic - how useful is this, again unless you want to show lower traffic activity.

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#1 Traffic Study - 222% Increase...

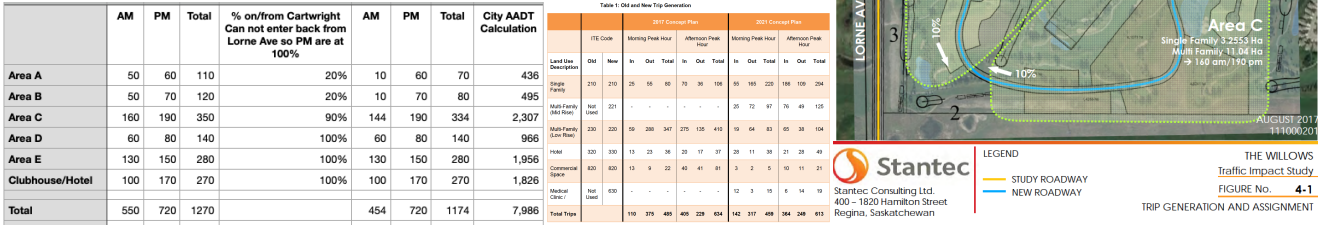
Dream 2017 Study - Cartwright Terrace

- 64.7% to/from East Cartwright St, 36.3%
- Dream estimates do not match current trend

New Traffic Calculation

- Sum of Areas A-D + Clubhouse = AADT of 7,986
- AADT of 7,383 with 2021 Table 1 numbers
- Add this to current AADT of 3,600 = AADT of 11,586

• INCREASE of 222.8%



The new access road onto Lorne Ave, is only valid for traffic exiting the Willows to the north due to highway right of way design from the traffic study.

At the yet to be created Cartwright Terrace intersection, I question the studies % of traffic moving West and East on Cartwright St. Their own 2017 study measures the current split at Cartwright Terrace as 64 East and 36 West, not 80/20 split to the West like they are suggesting the new traffic will travel.

Dream’s own study in 2017/21, both project an increase of traffic by over 220% on Cartwright St. This is using their split of traffic, not the current trend of 64/36.

Adding this amount to the actual traffic from 2016, and this puts the anticipated traffic at more than 11,500 vpd on Cartwright ST.

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#1 Traffic Study - Inconsistencies...

Dream 2017 Study - Traffic Circle

- Actuals from October 2016 *Dream / Stantec 2017 - Fig 2-2*
- AADT = 3,217

Dream 2021 Study - Estimated

- AADT = 9,432 - 88.6% above collector road
- **INCREASE of 193.2%**



Traffic Circle Only										
Location		Current - Dream 2017 Study				Est - Dream 2021 Study				
		AM	PM	Total	AADT	AM	PM	Total	AADT	%
A = Clubhouse	Circle A - B	10	5	15		9	11	20		
	Circle A - C	0	0	0		1	1	2		
	Circle A - D	10	15	25		14	31	45		
	Circle A - E					0	1	1		
Total A		20	20	40	448	24	44	68	655	46.31%
B = Cartwright St - West	Circle B - A	20	40	60		29	52	81		
	Circle B - C	0	0	0		14	11	25		
	Circle B - D	25	40	65		81	84	165		
	Circle B - E					6	20	26		
Total B		45	80	125	1,214	130	167	297	3,129	157.78%
C = Red Barn / Hotel Access	Circle C - A	0	0	0		0	1	1		
	Circle C - B	0	0	0		5	14	19		
	Circle C - D	0	0	0		5	14	19		
	Circle C - E					0	0	0		
Total C		0	0	0	0	10	29	39	336	~
D = Cartwright St - East	Circle D - A	25	55	80		49	65	114		
	Circle D - B	30	55	85		51	119	170		
	Circle D - C	0	0	0		15	12	27		
	Circle D - E					18	80	98		
Total D		55	110	165	1,555	133	276	409	3,820	145.60%
E = Cartwright St - South	Circle E - A					2	0	2		
	Circle E - B					18	11	29		
	Circle E - C					0	0	0		
	Circle E - D					54	35	89		
Total E		0	0	0	0	74	46	120	1,492	~
Total		120	210	330	3,217	371	562	933	9,432	193.19%

The traffic circle, which is the center of our community, will see an increase of traffic of over 190%, again using Dreams own traffic studies.

This equates to over 9,400 vpd from the actual 2016 measured volume of 3,217 - almost 3x.

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#1 Traffic Study's Issues...

Cartwright @ Clarence Ave

- Dream / Stantec Traffic Study 2021 estimated traffic at Clarence Ave = AADT of 11,586
- Cartwright St is a class 'C' collector - rated for AADT of 5,000
- You are allowing them to **EXCEED** the limit by **132%**

Cartwright Traffic Circle

- Dream / Stantec Traffic Study 2021, Estimates AADT of 9,432
- **Safety Concern** - with an **INCREASE** of **193%** from current traffic
- Contains major crosswalks for golfers
- Majority of current senior residence over the age of 65 live and walk across, will increase by 193%
- Will **EXCEED** the class 'C' collector AADT of 5,000 by **88.7%**

In summary, Cartwright St at Clarence Ave will increase by more than 220% and Cartwright St, a collector 'c' road will exceed its design by 132%

The traffic circle will see an increase of over 190%

This is a safety concern, since this area has a large amount of foot traffic, not only by the Golfers walking to hole #10, but also by the many residents - mainly 65 years and older, using the area on a daily basis.

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Question #2

1. Why would the City allow the AADT (Average Annual Daily Traffic) on Cartwright to exceed 5,000 by more than 200% - 11,586? Dreams/Stantec traffic study Oct 2021
2. Is the City of Saskatoon now **PROMOTING** Commercial development within the Center of any established residential neighborhoods?
3. How is 80% objection to this amendment, not cause to pause or reject?

#2 - Is the city allowing other hotels and commercial in developed residential neighborhoods?

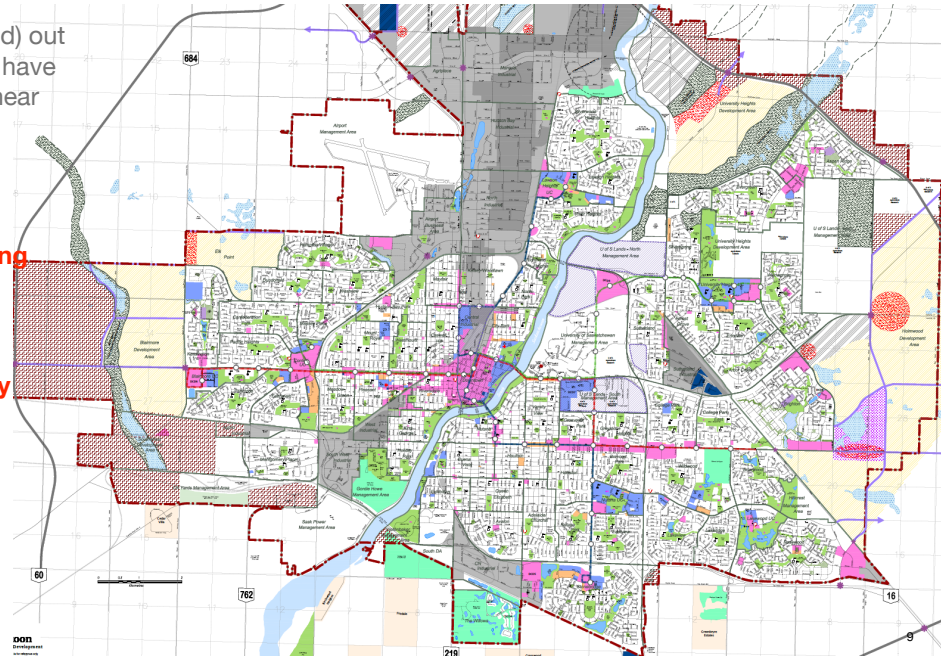
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#2 - Commercial Development in Center

Only 8 neighborhoods (5 Planned) out of 48 residential neighborhoods have any kind of commercial zoning near their center (pink)

**NONE have HOTELS
or what Dream is requesting
A RESORT**

We are a Golf Community



Analyzing all the neighborhoods in Saskatoon, there are only 8 out of the 48 residential neighborhoods that have **ANY** type of commercial zones in their center core. Pink is commercial...

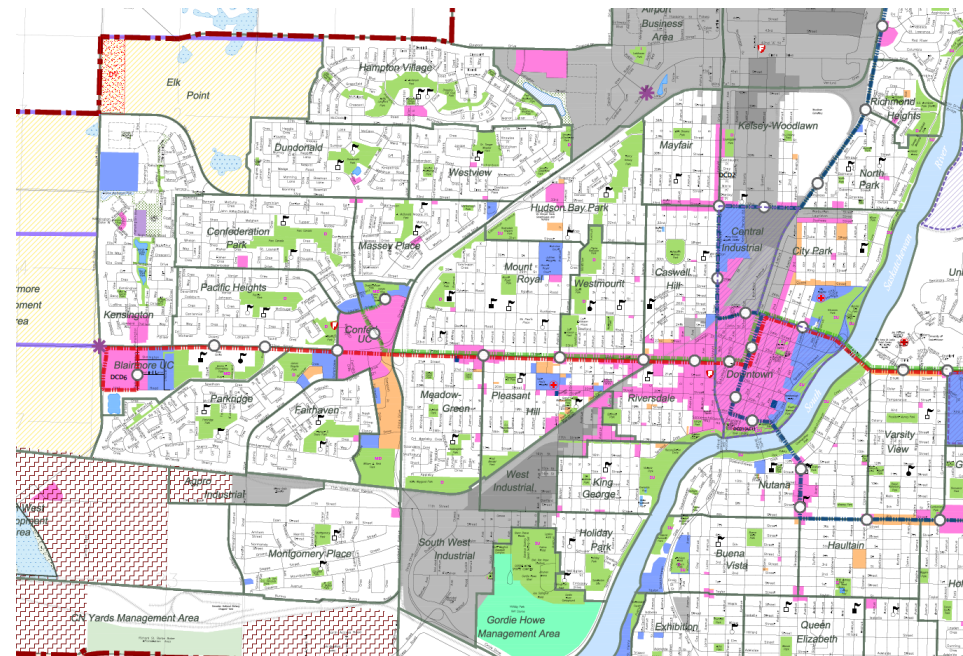
Of these 8 neighborhoods, 5 were planned and sold with this design and have arterial road systems and other natural separations, while the other 3 are long established with small commercial entities similar to our current Golf Clubhouse size - not 4 times.

And NONE of the neighborhoods have any hotels or resorts in their center.

It would be like converting Briarwood park it into a hotel spa zone.

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#2 - Commercial Development West End...

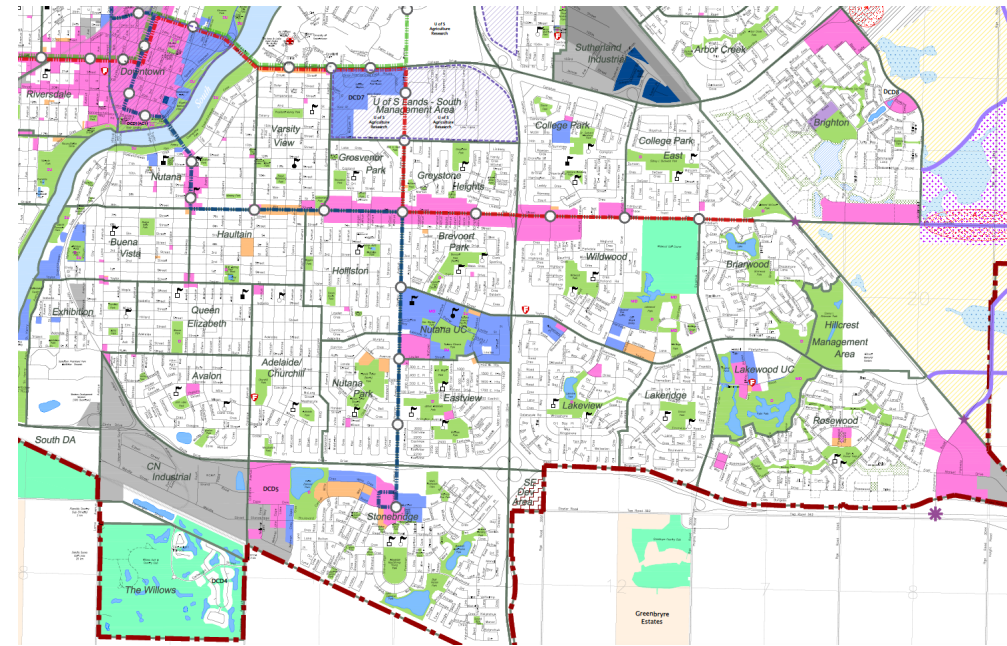


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View of the West end of Saskatoon...

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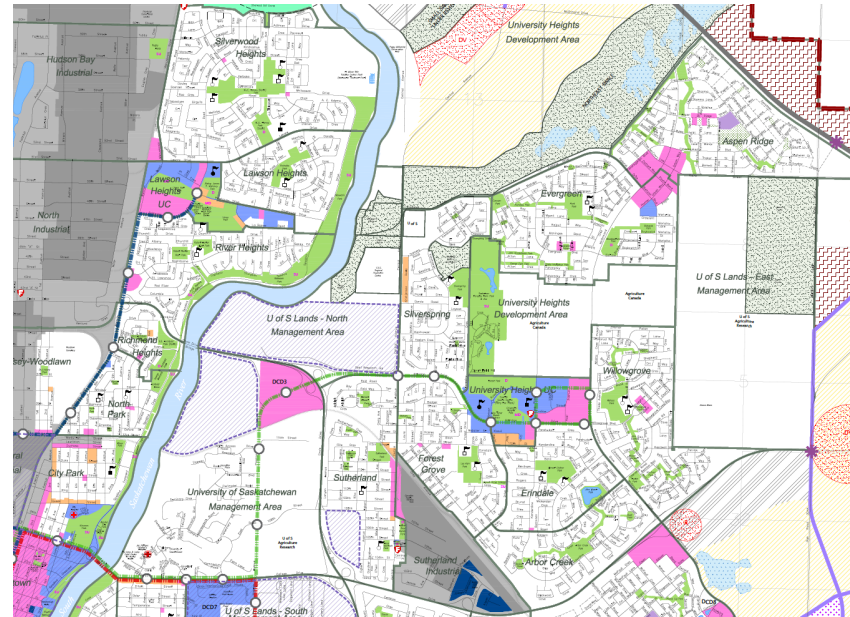
#2 - Commercial Development East End...



View of the East end of Saskatoon...

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#2 - Commercial Development North End...



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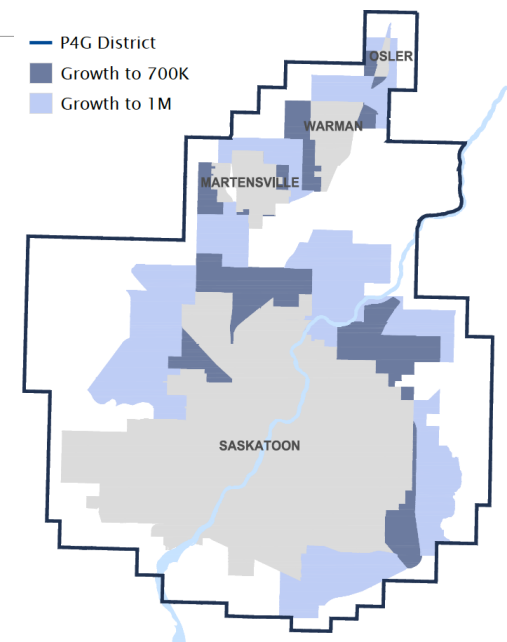
View of the North end of Saskatoon...

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#2 - Commercial Development...

There is NO planned City of Saskatoon 700k & 1M growth towards the Willows DCD4 area.

Why would we need any local commercial, with all the services we would ever need 5 mins away in Stonebridge.



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You, the City have NO plans to expand around the Willows within the next 50+ years...
Why would there be a need for neighborhood node - extra commercial?

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Question #3

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#3 - With over 78% written opposition from the actual residents of the Willows, why would this even be considered?

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#3 - A Community United

- The 8 Willow Sub-Communities are UNITED and stand firmly against the changes that are in this amendment - Willows Golf Community
- Opposition to the Proposed Dream Development Amendment is:
 - of the 337 sold units, **259 - 76.85%**
 - of the estimated 650 eHealth Oct 2021 18 year+ residents **511 - 78.62%**
 - We have submitted to City Clerk's office **511** signed Willow Residents' Opposition letters to support these numbers
 - **In 2020, \$1.475M (95%) of tax revenue was collected from the Willows Residents, compared to just \$85.5k from the Golf Course (5%)**
 - From 401 / 405 Cartwright St, we have submitted a total of 89 letters in opposition which is 52 of the 63 Units or **82.5%** - That's **\$160k** in tax revenue...



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We are a community united...

Over 78% of our community, has SIGNED and SUBMITTED to the City letters in OPPOSITION to this amendment. That representing 259 home and 511 residents.

That is 78% of the \$1.475 million dollars in tax revenue the the City collected in 2020 from the Willow residents alone, compared to the \$85,423 from the Golf Course - which is only 5% of the Willows neighbourhood tax revenue.

Here at Woodbridge 1 & 2, we have submitted letters, representing over 82% owners in opposition and our \$160,464 in 2020 tax revenue. Thats \$75,041 more than the Golf Course.

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City Policy C02-046

- C02-046 - Public Engagement Policy (Sept 2019)
 - 4.3 Decision-Making
 - ... authentic opportunity to influence the decision

What more could / can we have done!

- 5.1 - City Council shall:
 - (4) Consider and review the findings of public engagement projects, as presented and summarized by Administration;
 - (5) Consider public engagement as an **ESSENTIAL** part of Council discussions and **decision-making**



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Within the City's own policy C02-046, this city council needs to allow us, the home owners, the opportunity to influence YOUR decision.

I hope we have been granted efficient time and you have a full understanding of the issue as we see it as owners. Only council Lowen has been engaging with us...

Unlike the developer, we do not have a direct line into the Planning Department and City officials. ALL other exchanges between the City and the developer are not known to us...

The policy states, that the public engagement is ESSENTIAL to your discussions and decision making.

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In Closing...

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*** What is the impact both economical and socially to the people that live there?

There are alternative solutions that allows for most of what all parties want, just not at the maximum benefit to a single party.

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In closing, I ask YOU to answer or have answered these questions...

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Thank You!

Saskatoon  **Shines!**



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Thank You,
Your Worship Mayor Clark and City Councilors for your time and consideration...

From Woodbridge #1 and #2