



Woodbridge I & II Condo Buildings
401 & 405 Cartwright St

Saskatoon City Council
Presentation November 22th 2021
OCP Changes - Willows (6.1.5)
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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What is “Community”...



A community is a social unit with commonality

The Willows, was intended to be a
unique, desirable alternative type of neighbourhood

By allowing these significant changes

Saskatoon loses one of its unique and desirable alternative neighborhoods

Instead, it gains another cookie cutter style community, with a golf course through it

Dream Development's own plan, states:

“...there is an unsatisfied demand for large lot homes.” Section 3.1 - The Willows Concept Plan Amendment

So why change - Just to allow the developer to make more money?

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A community is a social unit with commonality...

We are and would like to keep it this way. By allowing all these significant changes, you are changing the social unit of the established community

We are unique, the City of Saskatoon, Province of Saskatchewan and others have recognize us as unique and desirable. So WHY do you want to make us another cookie cutter community... Just so the developer can make MORE money.

Even Dream Developments own plan states, there is a need for large lot homes, so why change?

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Bylaw 9700 - The Official Community Plan



Passed by MPC April 2020 / City Council June 2020 / Province Aug 2020

City of Saskatoon OCP 2020...

*"The City recognizes that golf course communities provide residents a **desirable alternative type of neighbourhood**. Golf course communities integrate residential development with an operating golf course, providing low to medium density residential development which is **accessory to a golf course and associated commercial development**." - City of Saskatoon OCP 2020 Section G.3.2*

*Golf Course Communities may include low to medium density residential development 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**." - City of Saskatoon OCP 2020 Section G.3.2(d)*

- Definition of **"accessory to a golf course and associated commercial development"**

*Golf course, accessory uses means an accessory use to a golf course is a facility or improvement that is **incidental to the operation of the golf course** and is either necessary for the operation and maintenance of the golf course or that provides goods or services customarily provided to golfers at a golf course. **An accessory use or activity does not serve the needs of the nongolfing public.** - Law Insider*

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You, the City of Saskatoon, felt it was so important to recognize "The Willows Golf Community" and its uniqueness to the city, that you added this specific community into the OCP.

The OCP describes The Willows - Golf Course Community, as a **unique, desirable, ALTERNATE** neighbourhood! All commercial development, was intended to be 'accessory to a Golf Course' - this has a legal definition and is how every other Golf Course Community, NOT a GOLF RESORT community is developed.

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Bylaw 9700 - The Official Community Plan - FACTS



Current G.3.2.2(d)...

Golf Course Communities may include low to medium density residential development 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." - City of Saskatoon OCP 2020 Section G.3.2.2(d)

Suggested G.3.2.2(d)...

Golf Course Communities may include low to medium density residential development and a mix of commercial development is to be complementary to the golf course community." - Appendix 4

The wanted change in this OCP wording, has a HUGE impact on the Willows community. It would essentially allow for any type of commercial development.

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Wording Change - BIG IMPACT



The ENTIRE design and concept of what the Willows community is, will be changed

URBAN RESORT COMMUNITY?

No Thank You...

Allowing these word changes in the OCP and Bylaws, will turn this community into a RESORT

Is the vision to become a Dakota Dunes?
They do not have homes surrounding their resort

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To keep the concept of a “desirable, alternative type of neighbourhood” - how does this change help with the OCP’s vision of the specific community.

Are we now becoming an urban resort? Is the intent of the City Council and Developer to become a Dakota Dunes or to take business away from them?

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Bylaw 9700 - Promised vs Delivered



- How does the City of Saskatoon, ensure that a high end hotel/spa is developed?
- The City has NO guarantee that it will happen - just the word of the developer

This developer's word - which is now SUSPECT?

- In 2003 the developer made promises, sold on those promises, signed contracts and agreements with the City of Saskatoon. Now the developer is wanting to change the vision, just because they want to.
- I guess contracts with the City are not totally binding or guaranteed to the residents, since they can be altered later... even if there are established residents in the community

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What if the high end hotel never happens for various reasons, will the developer sell to Motel 6 or something else that is NOT desirable?

What protection does the City have that ensures "What the Developer Says" will happen.

The developer's word is already suspect... in my mind

In 2003 the developer made promises, sold on those promises, signed contracts and agreements with this City.

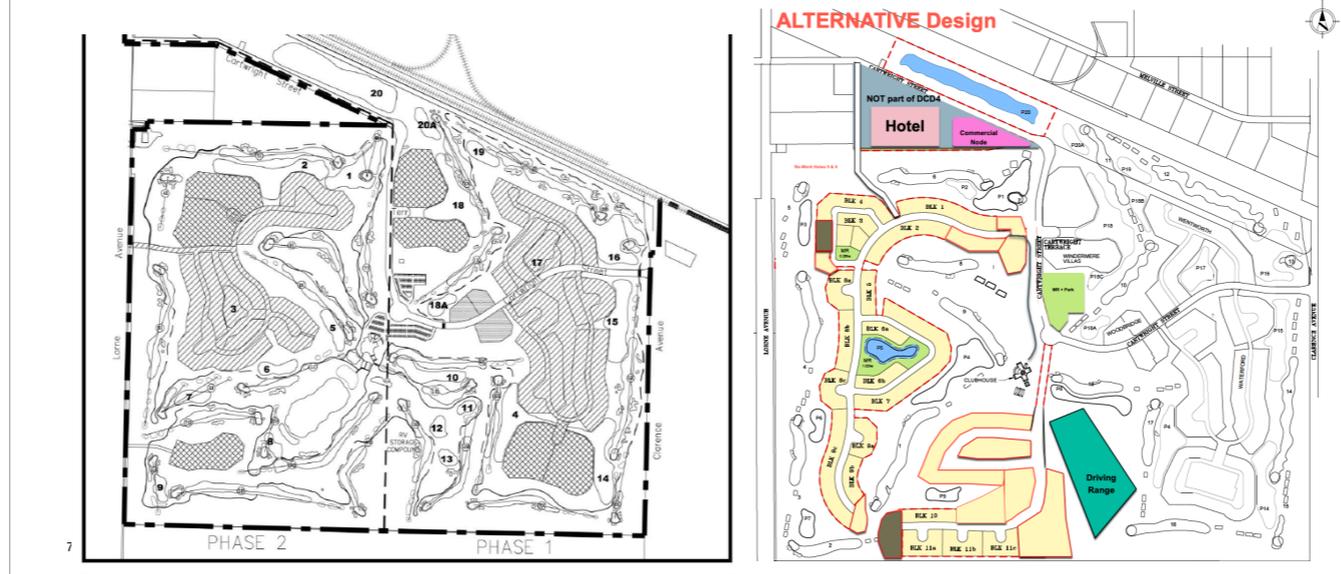
This developer is now wanting to change the entire vision of the community, because they want to make MORE money?

I guess contracts and agreements with the City are not totally binding or guaranteed to the residents, since the city is considering a complete re-design even where established residents are against it.

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An Alternative Design...

2003 Vision lives while allowing additional commercial



There are alternate ideas available, this one example will keep the vision of the 2003 plan intact.

It just might not be as profitable to the developer from their current proposal on the SALE of lands - But its that the City responsibility or concern?

We the current owners have had NO input into what changes would be acceptable to us.

It would have been nice to be included, not just here is our plan - too bad for you...

At the MPC Meeting - that is what it felt like. Only one member voted against it and NO one questioned why this is needed

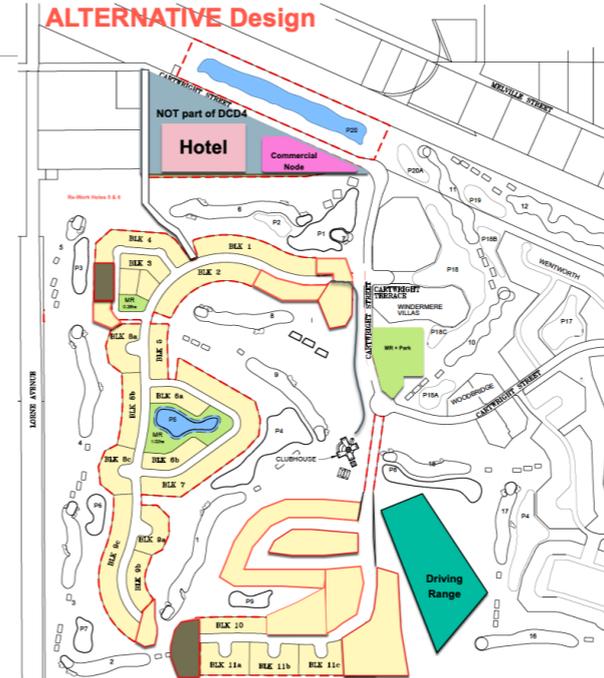
Again, perception is truth today and there leave a lot of bad perceptions from this...

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1 Alternative... Plan concept

- 2003 Vision is maintained
- New development is kept to the Phase II line
- Developers and City's past promises are kept
- NO OCP or DCD4 changes are required
- Solves the 4 main concerns of the current residents:
 1. Keeps all commercial away from the community center - out of DCD4
 2. Less traffic load (Safety) on Cartwright St
 3. Keeps current owners views mostly un-affected
 4. Keeps bare land condo design possible (2 - 5 HOA's)
- Gives Phase I a green space / park area MR - in center of community, where Red Barn
 - Could keep Red Barn, sell to community
 - Add hill for winter tobogganing
 - Walking paths

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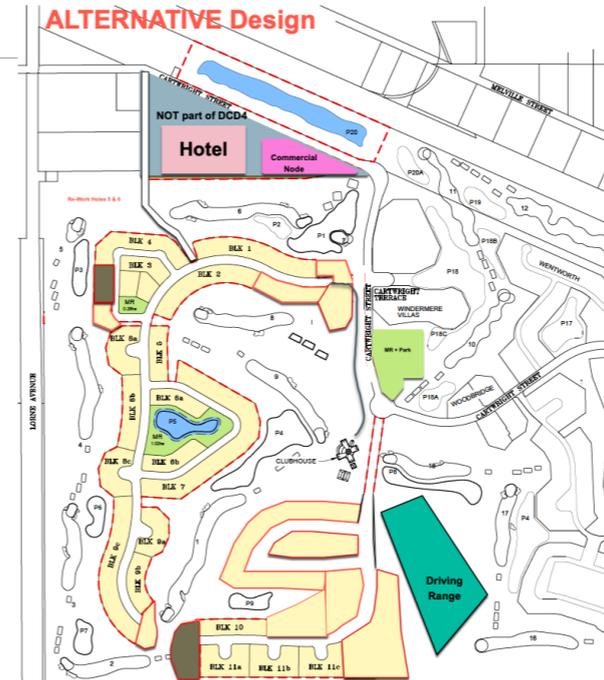


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1 Alternative... Plan concept

- Eliminates extension on to Lorne AVE (Plan)
 - Area north exits to Cartwright St north, near Lorne Ave
 - Lowering traffic on Cartwright St and traffic circle
 - Area south exits onto traffic circle
 - Areas are separated and do not have a joined road
- All Commercial in its OWN area
 - Allows developers to request zoning changes DAG1 with NO affect to Willows residents DCD4
 - Hotel/Commercial is only 350m farther away (Plan)
 - Golfers @ Hotel, just add a golf cart podium
 - Easier access to Furdale / Lorne Ave South residents
- Allows new medium density multi-family units to have views



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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