



Woodbridge I & II Condo Buildings
401 & 405 Cartwright St

Saskatoon City Council
Presentation November 22th 2021
Zone Bylaw Changes - Willows (6.1.6)
Request for Denial

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

NEXT SLIDE PLEASE

Bylaw 8770 - Zone Bylaw - Section 13.4 DCD4

Section 13.4 - is a COMPLETE REWRITE

Every section except for 13.4.8 (Signs) is being changed, to accommodate the developer

Request for Change in Lot Size, Density & Landscape Strip

Dream Development's own concept plan states:

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

Why the need to change then, only so the developer can make more money?

The soul of the community will be forever, drastically changed

2

Section 13.4 of the Zone Bylaws 8770 controls our DCD4.

The Planning Department is recommending changes to every section of the DCD4, with the exception of 13.4.6 - Signs, to accommodate the developer, Dream and its amendment.

Is this a change or a re-write?

Why is there a need to change the lot size, density and landscape strip?

The developer, Dream's own submitted concept plan, clearly states in section 3.1 and I quote “there is an unsatisfied demand for large lot homes.”

So, why the need to make them smaller than what is the currently definition in DCD4?

Next Slide Please

NEW Section - Approval Process

"Add new Section to provide for approval of applications in the DCD4 to be delegated to the Development Officer pursuant to Section 66 of The Planning and Development Act, 2007. Approvals would be subject to conformance with the approved Concept Plan and requirements of the Zoning Bylaw. would delegate ALL approvals for development from the City Council control to the Development Officer."

THIS CAN NOT BE ALLOWED

- Today only DCD1, DCD7 and DCD8 are delegated to the Development Officer.
- DCD3, DCD5 and DCD6 are being considered within the Zoning Bylaw Review, being reviewed by MPC on Nov 23, that would allow delegated authority to the Development Officer. These DCD's are all Commercial / Institutional zones
- DCD2, a residential community, is not being delegated, so why should DCD4?

Why was this NOT included in the in-depth Bylaw Review Process?

3

Another request, the planning department is asking you to make is, it would like you the City Council, to remove yourself from the approval process for applications in the DCD4 and give control of application approval to the development officer. The Zoning Bylaw Review process, which is at MPC tomorrow for approval, includes a request to have all the DCD's excluding DCD2 and DCD4 to be under the control of the Development Officer. This request makes sense, since all DCD's are all commercial or institutional based, except for DCD2 and DCD4. So why is this amendment asking for it - when it could have been included in that much more intense process? Actually, why was ALL of this not included in the zoning bylaw review?

Next Slide Please

My Suggested Sections to also add #1...

If the golf course were to become insolvent or just cease operations...

Does the City of Saskatoon have a plan to deal with this scenario?

- Protection to the City of Saskatoon
- Protection to the current residents of the Willows
- Process to assume operations, sell property, other
- Suggested operation / development bond
 - 4x Operation Expenses?
 - \$20M Insurance bond
 - \$5M Cash Bond

4

I have a couple of suggestions for additional sections that should be added to the DCD4.

The first one has to do with processes and policies that would protect the City of Saskatoon and the residents of the Willows, in case the golf course become insolvent or ceases operations.

It should define what the city can do legally.

It should also have some kind of bond assurances or insurances that help protect the city and its development.

Next Slide Please

My Suggested Sections to also add #2...

Timeline for Development

How do protect the City of Saskatoon from a PAUSE again?

Phase II of the Willows was to begin development in 2008...

- Why was it not started - 13 years later?
- Did the City of Saskatoon grant an extension?
 - If so, for how long
- What penalties were assessed to the developer for NOT fulfilling the agreement



5

The second recommendation I would have, is to include a section that ensures the timely and defined development time frame that the developer/s need to follow.

Included should be penalties for failure to meet deadlines, or mechanisms to allow extension based on criteria.

Also, in 2003, the developer made a commitment that the Phase II would be started by 2008 - over 13 years ago.

Why did this not happen and did the city receive notice that this was not happening and were there other agreements or penalties assessed that were not made public.

Next Slide Please

Golf Course - Not Profitable

Dream has indicated, to the City and in the media, that the Golf Course has not been profitable for 10 - 15 years... - [MPC October 26, 2021](#) / [CTV News Nov 18, 2021](#)

- It this relevant to the conversation?
- Is it the City's responsibility?
- Any business can represent on their books, that a business is NOT PROFITABLE
- Dreams states improvements will start in 2022 if approved...
 - Why is the approval of this amendment required for them to start re-investing, upgrading and FIXING the Golf Course?
 - This could have been done at anytime and would improve the Golf Course business
 - Is it the management of the Golf Course the problem?
 - Are the owners not investing in the property the problem?
- Willow's Golf memberships have sold out the last 2 years

6

Dream has both publicly and to the City, made official statements that the Golf Course has NOT been profitable for the last 10 - 15 years. First, I am not sure why this is relevant to the city and this amendment. A business can make their books look non profitable, by its business decisions.

I do not know of ANY business that would stay in operations with a loss like that, unless they want it to be non-profitable. It is bad management or a business decision?

If they were wanting to make the golf operations profitable, why not do the improvements they are saying they will do now... Or just sell the place. There are many golf operations that would take over. I do not know of any golf courses around the Saskatoon area, that are losing money, even the city owned course. Yes, I understand they do not pay property tax, but for the willows that is only \$85k in 2020.

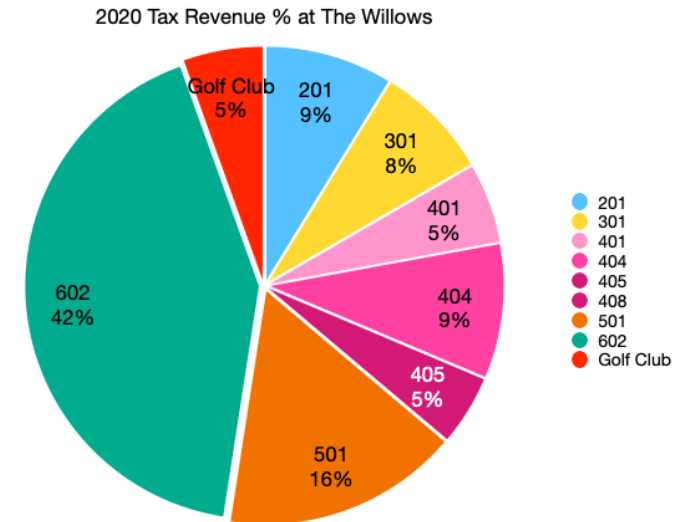
For the past 2 years, the Willows has sold out of its memberships...

Next Slide Please

City's Tax Revenue...

The Willows owners (363) paid \$1.56M in property tax in 2020.
That is 0.65% of the City's total property tax and 0.91% of the City's residential property tax, with only 0.25% of the population.

Location	2020 Assessed	2020 Total Tax City Portion	% Res Tax	% Total Tax
201	23,439,200	136,519.28	9.26%	8.75%
301	21,097,700	122,881.44	8.34%	7.88%
401	14,659,900	85,385.12	5.79%	5.48%
404	24,795,200	144,417.16	9.80%	9.26%
405	12,890,400	75,078.85	5.09%	4.81%
408	0	0.00	0.00%	0.00%
501	43,554,500	253,678.83	17.21%	16.27%
602	112,654,100	656,142.54	44.51%	42.07%
TOTAL RESIDENTIAL	253,091,000	1,474,103.22	100.00%	94.52%
Golf Club	9,109,400	85,423.40		5.48%
TOTAL WILLOWS	262,200,400	1,559,526.62		100.00%



7

The Willows payed the city \$1.56 million in property tax in 2020, including the golf course.

That is 0.65% of the city's total property tax revenue. If you just take the residential property tax into account, then it is 0.91% of the city's property tax revenue, with less than 0.25% of the city's residents.

Next Slide Please

Taxes 2020 vs 2021...

141% increased assessment of Golf Course vs -6.60%, decrease for all others in the Willows - Why?
Other hotels in the area had a -17% decrease (Stone Bridge)

382 Cartwright St

Assessment Market Info Area Sales **Tax Information** Other Properties

Property Tax Details

[Other Tax Information](#)

Property Tax Details are based on the annual Property Tax notice and does not include phase-in of property tax increases or decreases, BID levies or other charges. Tax information for the current year will be displayed after Property Tax notices are issued in May each year.

Tax Year	Assessed Value	Education Tax	Library Tax	City Tax	Total
2021*	22007400.00	126267.46	20343.09	197353.23	343963.78
2020	9109400.00	57115.94	7982.57	77440.83	142539.34
2019	9842100.00	61709.97	8179.77	80213.12	150102.86
2018	10668700.00	66892.75	8371.73	83810.11	159074.59
2017*	16545500.00	103740.29	12897.22	124395.69	241033.20

2021 Tax Revenues

Location	Count	2021 Assessed	2020 Assessed	% Diff	2021 Total Tax City Portion	% Res Tax	% Total Tax
201	36	23,439,200	23,087,200	1.52%	144,233.59	8.61%	7.62%
301	29	21,097,700	20,941,600	0.75%	129,825.12	7.75%	6.86%
401	33	14,659,900	17,334,800	(15.43%)	90,209.99	5.39%	4.77%
404	32	24,795,200	27,472,800	(9.75%)	152,577.76	9.11%	8.06%
405	30	12,890,400	15,266,100	(15.56%)	79,321.33	4.74%	4.19%
408 ** Estimated 85%	32	21,075,920	23,351,880	(9.75%)	117,571.60	7.02%	6.21%
501	41	43,554,500	46,966,200	(7.26%)	268,013.49	16.00%	14.16%
602	129	112,654,100	119,127,400	(5.43%)	693,219.26	41.39%	36.63%
TOTAL RESIDENTIAL	362	274,166,920	293,547,980	(6.60%)	1,674,972.13	100.00%	88.50%
Golf Club	1	22,007,400	9,109,400	141.59%	217,696.32		11.50%
TOTAL WILLOWS	363	296,174,320	302,657,380	(2.14%)	1,892,668.45		100.00%

8

When reviewing the property tax revenues, a question became obvious to ask you.

For the 2021 tax year, why did the golf course assessed value jump by 141% from \$9.11M to \$22.00M in a single year?

All other properties in the Willow decreased by 6.6%. Even the hotels in Stonebridge decreased by 17%. Assuming this 17% decrease, also has something to do with the change to 100% assessment rate on commercial from 85% in 2020.

The perception of this raises many questions...

Next Slide Please

Thank You!

Saskatoon  **Shines!**



9

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

From Woodbridge #1 and #2