

November 8, 2021

City Clerk

Dear City Clerk:

Re: Concept Plan Amendment Application – Willows Neighbourhood [File No. CK 4131-24]

The following is a report of the Municipal Planning Commission with respect to the above concept plan amendment application.

The Municipal Planning Commission, at its meeting held on October 26, 2021, considered the attached report of the Administration with respect to the Concept Plan Amendment Application for the Willows Neighbourhood.

The Commission received presentations from the Applicant, Brad Zurevinski, Dream Developments as well as the following:

- Candice Grant, Robertson Stromberg LLP on behalf of Tom Stack;
- Cheryl Kimpinski, 201 and 301 Cartwright Terrace Condominium;
- Kerry Hataley, 401 and 405 Cartwright Condominium;
- Bob Cram, 501 and 602 Cartwright Condominium;
- Glenn Mackay, 404 and 408 Cartwright Street Condominium;
- Kelvin Dereski, Willow's Condo Associations;
- Connie Cuff; and
- Dale Ward.

Letters submitting comments were also received from the following and can be viewed on the City's website [here](#) or <https://www.saskatoon.ca/city-hall/city-council-boards-committees/council/minutes-and-agendas>.

- Maria Soledade Pedras;
- Rob Jasper;
- Ravi Ravichander;
- Kerry Hataley;
- Jim Gawluk;
- Bob Cram;
- Charles Rhodes;
- Cheryl Kimpinski, 201 and 301 Cartwright Terrace Condominium;
- Don and Delores Ebert;
- Barry Morgan and Janice Theberge;

- David Tkachuk;
- Marty Lewis;
- Dale Johnson;
- Alexandra Kirsten Logan; and
- Dale Ward

During consideration of the matter, the Commission was further informed that the level of risk for servicing the Willows Neighbourhood would remain the same following the proposed amendments and additional density. The Administration also noted the proposed density of the Willows Neighbourhood would remain well under the density target as outlined in the Official Community Plan.

Following review of the matter, the Commission is supporting the proposed amendments, although not unanimous. The following recommendation is submitted for City Council's consideration:

That proposed amendments to the Willows Neighbourhood Concept Plan, Bylaw No. 9700, the Official Community Plan, 2020 and Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in the October 26, 2021 report of the General Manager, Community Services, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,

Penny Walter, Committee Assistant
Municipal Planning Commission

cc: Diane Bentley, MPC Chair
General Manager, Community Services Division