

Walter, Penny

From: City Council
Subject: FW: Email - Request to Speak - Connie Cuff - Proposed Willows Concept Plan amendment - CK 4131-24
Attachments: letter_to_city_council.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Wednesday, November 17, 2021 10:27 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Request to Speak - Connie Cuff - Proposed Willows Concept Plan amendment - CK 4131-24

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

Submitted on Wednesday, November 17, 2021 - 10:26

Submitted by user: [REDACTED]

Submitted values are:

Date Wednesday, November 17, 2021
To His Worship the Mayor and Members of City Council
First Name Connie
Last Name Cuff
Phone Number [REDACTED]
[REDACTED]
Address [REDACTED]-201 Cartwright Terrace
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Proposed Willows Concept Plan amendment
Meeting (if known) November 22 City Council Public Hearing Meeting
Comments
I am submitting a letter to Council, but I also would like to speak at the meeting.
Attachments
[letter_to_city_council.pdf](#)
Will you be submitting a video to be vetted prior to council meeting? No

November 17, 2021

To His Worship the Mayor and Members of City Council,

My name is Connie Cuff. My husband Ron and I built our home at 201 Cartwright Terrace in 2008.

The decision before you is whether to approve the proposed amendment to The Willows Neighbourhood Concept Plan. This application is proposing changes to the regulations contained within the DCD4 Zoning District, and each of the changes, if approved, would have a detrimental impact on our community. The use of the singular 'amendment' is a misnomer. Reducing the number of holes to eighteen and increasing the density of the housing would be an amendment. Changing to fee simple lots would be an amendment. Reducing the minimum lot size would be an amendment. Reconfiguring the layout of the streets, changing the traffic flow, and constructing a ridiculous right-out, left-in intersection at Lorne Avenue would be an amendment. While still a huge concern with undesirable consequences, each of these amendments would result in a different version of the **residential** neighbourhood in which we have chosen to build our home. The remaining proposals, to allow for a 120-room hotel, a 60,000 square foot Nordic Spa (with an estimated 47,000 visitors per year), and an additional 929 m² of commercial space, would fundamentally change the concept of The Willows to a **resort community** and would completely alter the lifestyle that currently exists. Instead of a quiet, residential community, The Willows would become "a recreation facility for Saskatoon and its visitors."

The DCD4 established in 2003 provided for restaurants, lounges, pro shop, **tennis courts, swimming pools, retail and retail services limited to 929 m² of gross floor area, personal service trades, medical clinics**, banquet facilities, convention and catering facilities, administration and sales offices, as well as **compounds for storage of RV equipment**. Many of these approved uses never materialized at the clubhouse but are now unnecessarily duplicated in the proposed Neighbourhood Node. In a recent email to golf members, it said, "An extensive architectural overhaul (of the clubhouse) and modernization is underway, which will introduce an array of exclusive amenities such as fitness facilities, tennis, and pickleball courts, an outdoor pool area for the summer, and skating in the winter." Obviously, residents would be extremely pleased if, after eighteen years, these improvements actually came to fruition. The question is, will Dream finally follow through on their stated intentions, or will this be added to the long list of false hope and empty promises?

Dream Development is not in business to operate golf courses, so the assumption can be made that once the build-out is complete, the golf course will be sold. It may also be assumed that Dream Development is involved in the ownership of Scandvik Hotels. (It is hard to believe that Scandvik Hotels would look all over our beautiful province and decide the parking lot at the Red Barn is the ideal site for them on which to build.) Of paramount importance is that The Willows

Golf Course, the clubhouse, and all the commercial uses centered around the clubhouse remain financially viable. How will the clubhouse sustain a profitable restaurant if other restaurants are allowed to open within metres of their door? What will the fallout be if the golf course has to compete with the Nordic Spa for tourism dollars? What will be the impact if the Hotel becomes a host sight for meetings and conferences instead of the clubhouse?

The Willows residents have provided many compelling reasons for our opposition to these proposals and have provided well-founded arguments against the amendment. In many cases, alternate solutions have been proposed. While the city planning department has been extremely diligent in receiving feedback and responding to questions, this ‘engagement’ does not constitute ‘meaningful dialogue’. Communication with the Municipal Planning Committee was decidedly one-way, and it was disappointing that no explanation or justification was provided as to why it was deemed appropriate that the amendment be approved. In the draft of the City’s 2022 – 2025 Strategic Plan, under the heading “Engagement on Infill and Growth”, it states, “Recognizing that growth and infill can disrupt life for existing residents and generate inherent tensions, City Council prioritizes predictable development processes.” It further states, “It is important to listen to and consider the concerns of residents who are experiencing infill” and to “enable neighbourhood residents to **actively participate in land use planning.**” Some of the ‘Key Actions’ listed are to establish “**a joint working group** to proactively identify solutions that will address inherent tensions related to infill development and **foster a deeper understanding** of mutual benefits for all involved”, and another key action states, “to develop a supporting strategy and procedures to promote **balanced discussions.**” While it is recognized that face-to-face meetings were impossible during Covid, the current process has been extremely unsatisfactory and has left residents feeling frustrated and hopeless.

With a decision of this scope and magnitude, it would be admirable if Council would implement its strategic plan and work with residents to resolve this issue.

I implore you to deny this application.

Regards,

Connie Cuff