

Marie Wheeler

401 Cartwright Street Unit 201, Saskatoon, SK S7T 0H3*

Date: January 17, 2021

Anastasia Conly
 Planner
 Planning and Development Department
 City Hall
 222 3rd Ave N
 City of Saskatoon, SK
 S7K 0J5

Mairin Loewen
 Councillor, Ward 7
 City Hall
 222 3rd Ave N
 City of Saskatoon, SK
 S7K 0J5

To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2008 Concept Plan.

While we were not opposed to the original 2008 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
2. The tripling of traffic on Cartwright Street, a residential width street, which affects the south and east sides of our building. The increase of traffic in the proposed amendment is from three sources: the redirecting of all traffic in the original 2008 concept plan onto Cartwright Street rather than onto Lorne Avenue; the increase in density proposed in phase 2; and traffic generated by a hotel and multi-story mixed use commercial/residential building.

These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

Marie Wheeler,
 Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stoubridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

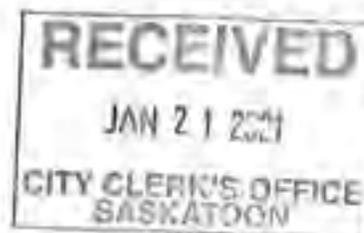
Larry and Elaine Holinaty

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]

Date: January 13, 2021

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Planner
Planning and Development Department
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S7K 0J5

Mazin Loewen
Councillor, Ward 7
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To All Concerned

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Sincerely,
[REDACTED]

Larry and Elaine Holinaty,
Unit [REDACTED]

Cc: - Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Peter Kilburn / Robin Ellis

401 Cartwright Street Unit [REDACTED] Saskatoon, [REDACTED]

Date: January 16, 2021

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Malrin Loewen

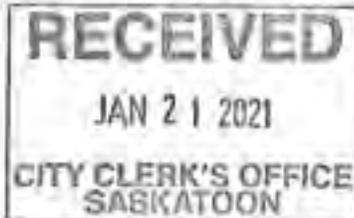
Councillor, Ward 7

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Sincerely,

[REDACTED]
Peter Kilburn / Robin Ellis,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Barbara Lang

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]

Date: January 16, 2021

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Mairin Loewen

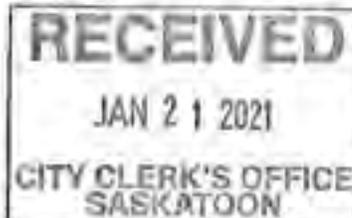
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Barbara Lang,

Unit [REDACTED]

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City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Michael Garnett



401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]

Date: January 16, 2021

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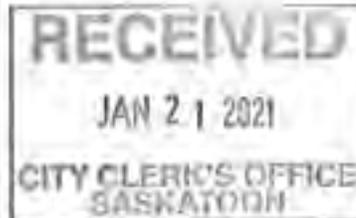
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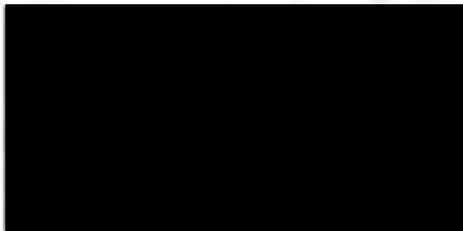
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Sincerely,

Michael Garnett,
Unit [REDACTED]



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Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

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City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Ken and Sandra Currie

401 Cartwright Street, Unit [REDACTED], Saskatoon, SK [REDACTED]

Date: January 16, 2021

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Ken and Sandra Currie

Unit [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102
Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720,
Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N,
Saskatoon, S7K 0J5

2

Glen and Elena Graff

401 Cartwright Street Unit [REDACTED], Saskatoon [REDACTED]

Date: January 16, 2021

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Planner

Planning and Development Department

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222 3rd Ave N

City of Saskatoon, SK

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Martin Loewen

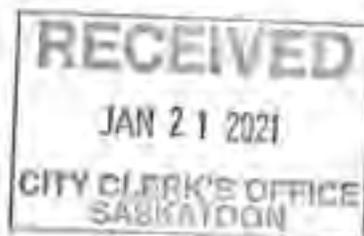
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Sincerely,

Glen and Elena Graff,
Unit [REDACTED]

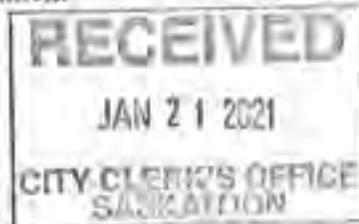
Violet Schick

401 Cartwright Street Unit [REDACTED], Saskatoon, SK [REDACTED]

Date: January 16, 2021

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Planner
Planning and Development Department
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222 3- Ave N
City of Saskatoon, SK
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Councillor, Ward 7
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Sincerely,

[REDACTED]
Violet Schick,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3- Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

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Bruce and Delores

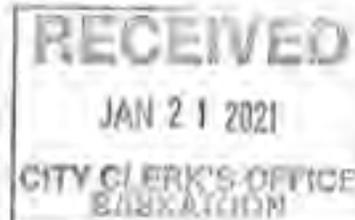


401 Cartwright Street Unit [REDACTED], Saskatoon, SK [REDACTED]

Date: January 16, 2021

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222 3rd Ave N
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Sincerely,

[REDACTED]
Bruce and Delores Fergusson,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

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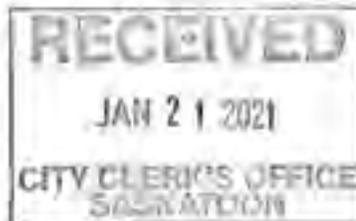
City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Peter Zrymiak and Sharon Ali

401 Cartwright Street ██████████ Saskatoon, SK ██████████

Date: January 16, 2021

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Planner
Planning and Development Department
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222 3rd Ave N
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Mairin Loewen
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██
Peter Zrymiak and Sharon Ali,
Unit ██████████

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Kathleen Chipperfield

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 13, 2021

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Sincerely,

[REDACTED]

Kathleen Chipperfield
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

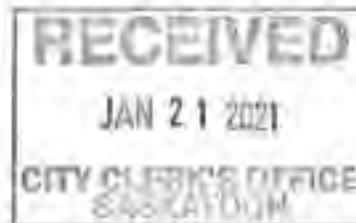
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Dennis and Sharon Johnson

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 16, 2021

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Planning and Development Department
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222 3rd Ave N
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1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood, (DELETE — "which will mar the views of the condos on the west and south sides of our building") We think this detracts from the substantive issues covered in your letter , DDJ
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Sincerely,

Submitted by email

Dennis and Sharon Johnson
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

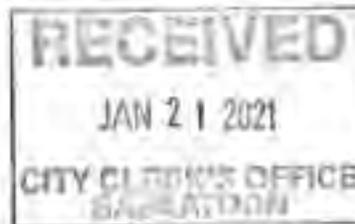
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Dennis Kelk

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



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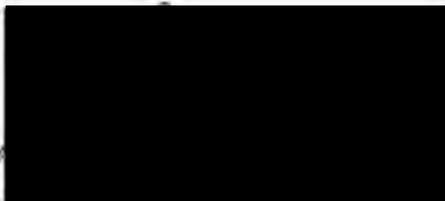
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1. We have paid a premium to purchase our properties and are paying high taxes to live in a quiet golf community without the incursion of commercial zones in the core of our neighbourhood
2. The tripling of traffic on Cartwright Street, a residential width street, which affects the south and east sides of our building. This increases our concern about security because of the increase in density proposed in phase 2; and traffic generated by a hotel and multi-story mixed use commercial/residential building. Complaints already take too long for police to arrive.

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Sincerely,

Dennis Kelk
Unit [REDACTED]

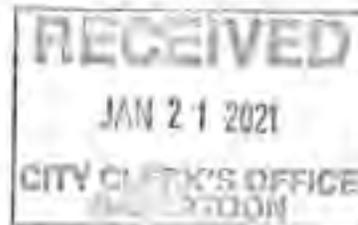


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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

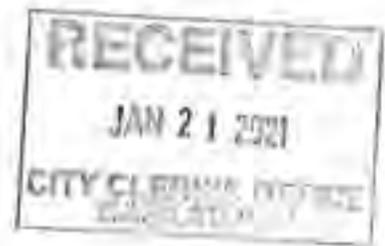

Marcia Babcock
Unit 

Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Dan Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5



TO THE ATTENTION OF

Anastasia Conley, City Planner, City of Saskatoon

Mairin Lowen, Ward 7 Councillor, City of Saskatoon

Mayor Charlie Clark, City of Saskatoon

Interim City Clerk, City of Saskatoon *(per Council distribution)*

**RE OPPOSITION TO DREAM DEVELOPMENT CONCEPT PLAN
AMENDMENT TO THE WILLOWS 2003 CONCEPT PLAN**

I, Theresa Grosse, owner of Unit [REDACTED] in Woodbridge I Condominium, join other condo owners to oppose Dream Development's Concept Plan Amendment to the 2003 Concept Plan.

I was not opposed to the 2003 Plan given the insight and knowledge of what we would anticipate at the time of purchasing titled properties. However, of late, I do have reservations that come in conflict with a complete redo of the DCD4 and current undeveloped west portions (aka Phase 2). The gravity of my displeasure is concentrated over two specific items.

1. The inclusion of commercial and mixed use parcels at the core of a distinguished quiet neighborhood/community would contaminate the present environmental footprint. The tranquility of mature trees, open ponds and more importantly vast destruction of any enjoyment once inhabited by wildlife, flora, and fauna. The primary reason residents invested their hard earned dollars to live in this community was based upon the spectacular unobstructed views from all surrounding dwellings and more specifically the Woodbridge 1 Condominium.
2. The increasing volume of vehicular traffic along Cartwright Street in the proposed amendment will be overwhelmed by three traffic arteries, essentially suffocating what once was a quiet residential golf community.
 - a) redirecting all traffic as per 2003 Concept Plan through Cartwright Street rather than Lorne Avenue;
 - b) an increase in new development impacting population density proposed in Phase 2;
 - c) environmental impact of carbon/noise/light pollution generated by "proposed hotel" multi-story mixed use commercial/residential building.

Additional references are recorded in the Position Paper submitted with this and other letters from concerned citizens.

In closing, as a citizen and taxpayer in the city of Saskatoon, there is an expectation from those we elect, in their respective official capacities, to review each concern expressed by all those who took time to examine and address numerous deviations in the future proposed developments and conflicting plan proposals.

As such, these unmerited plans are not what residents of the Willows invested in, nor envisioned for themselves or their community.

It is prudent to conduct due diligence prior to the meeting rescheduled for the 26th day of January 2021 and support the voices in opposition for any future decimation to "our" unique Willows neighbourhood.

Thank you for your respective considerations regarding this matter.

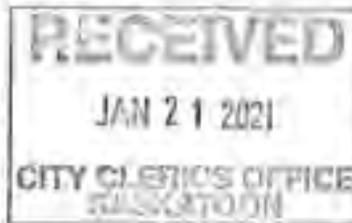
Respectfully submitted,

January 18, 2021

[REDACTED]

THERESA GROSSE
Woodbridge 1 Condominium
Unit [REDACTED]
401 Cartwright Street
Saskatoon Sk, [REDACTED]

cc: Bronwyn Eyre, MLA
Don McMorris, MLA



Arleigh and Millie Enge

401 Cartwright Street Unit [REDACTED], Saskatoon, SK [REDACTED]

Date: January 17, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
2. The tripling of traffic on Cartwright Street, a residential width street, which affects the south and east sides of our building. The increase of traffic in the proposed amendment is from three sources: the redirecting of all traffic in the original 2003 concept plan onto Cartwright Street rather than onto Lorne Avenue; the increase in density proposed in phase 2; and traffic generated by a hotel and multi-story mixed use commercial/residential building.

These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered and before the January 26, 2021 meeting.

Arleigh and Millie Lang,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

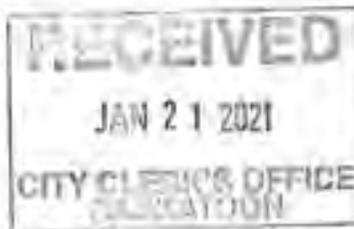
Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Don and Ruby MacFarlane

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 13, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

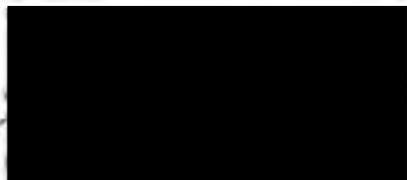
To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuild western portion (Phase 2). Our displeasure is primarily focused on two major areas.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.



Don and Ruby MacFarlane
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

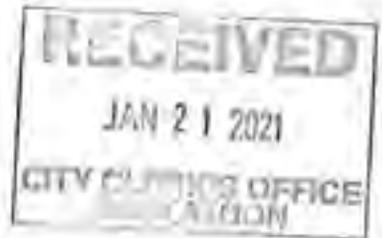
Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

January 17, 2021

Anastasia Conly, Planner
Planning & Development Dept
City Hall
222 - 3rd Ave. N.
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 - 3rd Ave. N.
City of Saskatoon, SK
S7K 0J5



To All Concerned

We are owners of a condo at 401 Cartwright Street. We wish to join other owners to oppose some of Dream's Concept Plan Amendment at The Willows.

We are in agreement with a number of changes like the decrease of the size of the golf course and others. However, we are not in agreement with the complete rewrite of the DCD4. There are two major areas we are very concerned about:

Firstly is the inclusion of commercial and mixed use parcels in the core of our neighbourhood. And secondly, the huge increase of traffic that will result on Cartwright Street. You are redirecting vehicles from the new development as well as the proposed commercial on to Cartwright Street rather than on to Lorne Avenue. This is a residential width street that is not designed to handle this level of increased traffic. This has all the makings of a safety and noise nightmare for this neighbourhood.

We ask that you please be open to some critical changes to address these issues.

Thank you for your consideration.

Sincerely,

A black rectangular redaction box covering the signature of Myron Strohan.

Myron Strohan
401 Cartwright Street

A black rectangular redaction box covering the signature of Louise Strohan.

Louise Strohan

Cc: Charlie Clark, Mayor, City Hall 222 - 3rd Ave N. SK.

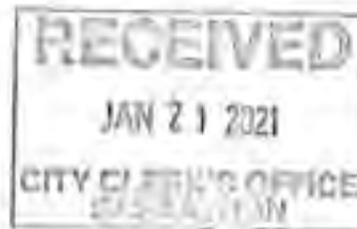
Bronwyn Eyre, MLA Stonebridge Dakota, Unit 18, 102 Cope Cres., Saskatoon, SK

Don McMorris, Minister of Government Relations, Box 720 Balgonie, SK.

City Clerk (for distribution to council) City Hall 222 - 3rd Ave. N. Saskatoon, SK.

Dr. Richard and Nancy Baltzan

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Couly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

[REDACTED SIGNATURE]

Richard and Nancy Baltzan
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

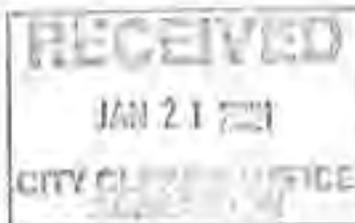
Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Dou Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Almon MacEwan

401 Cartwright Street Unit [REDACTED], Saskatoon, [REDACTED]



Date: January 16, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon, SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon, SK

S7K 0J5

To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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[REDACTED]

Almon MacEwan

Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

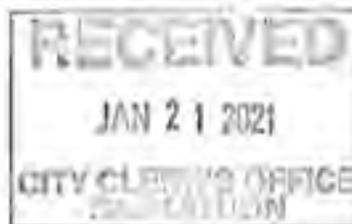
Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Randy Muzyka and Kathy Gossen

401 Cartwright Street Unit [REDACTED], Saskatoon, SK S[REDACTED]



Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

To All Concerned

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Si [REDACTED]

Randy Muzyka and Kathy Gossen
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Josh Ens

101 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Muirin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

To All Concerned

I, as an owner in Woodbridge 1 Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

[REDACTED]
Josh Ens,
Owner Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Sharon Yuzdepski

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 13, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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Sincerely,

[REDACTED SIGNATURE]

Sharon Yuzdepski
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

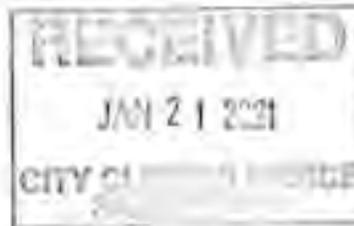
Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X3

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Howard Rankin

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

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These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

[REDACTED]
Howard Rankin,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

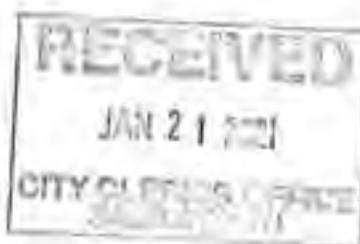
Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Verone Charington

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

Right from the beginning of this news of "changes" to the Red Barn area of the Willows, we have personally wanted to invite you Anastasia, and Mairin to make an appointment to see the breathtaking view from our condo, 407 - 401 Cartwright Street. We have a 180° birds-eye view of the whole Red Barn, and the Willow's Club House. It is quite likely you might see a fox, deer, muskrat, Canada geese, wood ducks, and rabbits in the short time you visit. Earlier this year, we also had a visit from a moose. The Willows is like a wildlife sanctuary which we are so lucky to have and do not want any "humans" to change that. We strongly oppose any changes to disturb our ecology.

Realtors have often said that the Willows is one of the most quiet, peaceful, tranquil living spots in the entire City of Saskatoon.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4 for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
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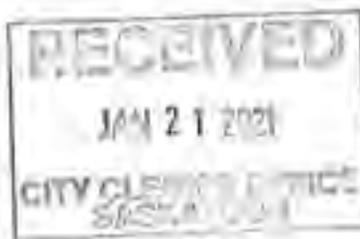
These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

[REDACTED]
Verone Charington,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5
Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2
Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0
City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Barry and Verone Charington

401 Cartwright Street, Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Conly

Planner

Planning and Development Department

City Hall

222 3rd Ave N

City of Saskatoon, SK

S7K 0J5

Mairin Loewen

Councillor, Ward 7

City Hall

222 3rd Ave N

City of Saskatoon, SK

S7K 0J5

To All Concerned:

We as owner in Woodbridge I Condominium Corporation join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan. This was a unique plan between Dundee (now Dream) and the city of Saskatoon to provide a new model of residential development nestled in a golf course. Lots were bare land condominiums which gave the individual communities local control over items such as access, snow removal, sanding and street maintenance.

While we are not opposed to Dream making amendments, we do object to the wholesale revision the original 2003 Plan that was in place at the time that our owners purchased their condos. The amendment disregards the spirit of the 2003 Plan by allowing the introduction of commercial space, increasing density, and removing bare land condominiums. The new plan now becomes a golf course and associated businesses squeezed into yet another standard subdivision.

We, as owners, have many concerns as outlined in the Position Paper submitted with these letters. Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
2. The tripling of traffic on Cartwright Street, a residential width street, which affects the south and east sides of our building. The increase of traffic in the proposed amendment is from three sources: the redirecting of all traffic in the original 2003 concept plan onto Cartwright Street rather than onto Lorne Avenue; the increase in density proposed in phase 2; and traffic generated by a hotel and multi-story mixed use commercial/residential building.

We expect our concerns will be fully considered on and before the January 26, 2021 public meeting.

[REDACTED]
Barry and Verone Charington

Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

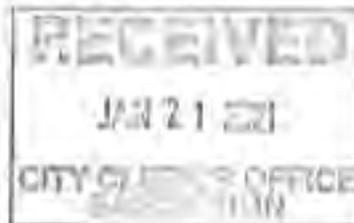
Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Kerry and Bonnie Hataley

401 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

Mairin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon. SK
S7K 0J5

To All Concerned

I, as an owner in Woodbridge I Condominium, join other owners to oppose Dream's Concept Plan Amendment to the 2003 Concept Plan.

While we were not opposed to the original 2003 Plan that was in place at the time that our owners purchased their condos, we are deeply concerned with the complete rewrite of the DCD4- for the currently unbuilt western portion (Phase 2). Our displeasure is primarily focused on two major areas.

1. The inclusion of commercial and mixed use parcels at the core of our neighbourhood which will mar the views of the condos on the west and south sides of our building.
2. The tripling of traffic on Cartwright Street, a residential width street, which affects the south and east sides of our building. The increase of traffic in the proposed amendment is from three sources: the redirecting of all traffic in the original 2003 concept plan onto Cartwright Street rather than onto Lorne Avenue; the increase in density proposed in phase 2; and traffic generated by a hotel and multi-story mixed use commercial/residential building.

These and other secondary concerns are examined in the Position Paper submitted with these letters which we expect will be fully considered on and before the January 26, 2021 meeting.

Sincerely,

Bonnie and Kerry Hataley,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Dan and Tena Thiessen

401 Cartwright Street Unit [REDACTED], Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Couly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
City of Saskatoon, SK
S7K 0J5

Marrin Loewen
Councillor, Ward 7
City Hall
222 3rd Ave N
City of Saskatoon, SK
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Sincerely,

Dan and Tena Thiessen,
Unit [REDACTED]



Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

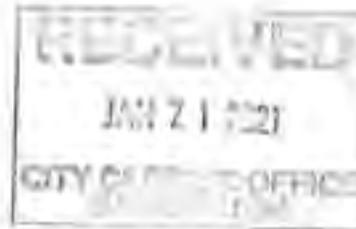
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City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Wes and Loretta Lambert

101 Cartwright Street Unit [REDACTED] Saskatoon, SK [REDACTED]



Date: January 16, 2021

Anastasia Conly
Planner
Planning and Development Department
City Hall
222 3rd Ave N
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[REDACTED]
Wes and Loretta Lambert,
Unit [REDACTED]

Cc: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102 Cope Crescent, Saskatoon, SK S7T 0X2

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City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

POSITION PAPER ON WILLOWS CONCEPT PLAN AMENDMENT



By Barry Charington, 401 Cartwright Street

RECEIVED
JAN 21 2021
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SASKATOON



Table of Contents

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7. Concerns with Recreation and Parks
8. Conclusion

1) Introduction

Woodbridge 1 Owners received the *Notice of Proposed Concept Plan Amendment – Willows* from the City of Saskatoon and have concerns with: the overall process; the presentation of information and communication; the undefined commercial development; the location of the commercial spaces; and the traffic and recreational areas. Commercial zones included in the centre of residential neighbourhoods are bad urban planning and has been avoided by City of Saskatoon planners for more than fifty years. Traffic on Cartwright has already been recognized as a problem even before any of phase two has started. The details of my concerns are outlined in the following response.

2) Concerns with the Process

a. Haste

There appears to be an undue rush to proceed with The Willows Concept Plan Amendment. Owners received a letter early in December dated November 30th with a deadline for response prior to the scheduled December 15th zoom meeting. As this is a drastic change in the concept plan it left little time for residents to realize the seriousness of the changes. The time of year, at Christmas, increased the concern that there was inadequate time for consultation on the proposed changes. It appears that there was a rush to push the amendment through before adequate response from residents. Was this a deliberate attempt to put through these unpopular changes?

Only when the City saw the amount of displeasure displayed by the residents and delayed the hearings did Dream Developments respond by giving more information. Dreams part of the Video Presentation is a 16 page PDF that appears to be hastily put together with outdated concept drawings and stock photos with limited new information.

b. Scope

It appears that the only thing remaining in the proposed new Concept Plan is the land upon which it will be built. The developers have presented this as an amendment to the 2003 Concept Plan, but in my view, the proposal completely blows up the current 2003 plan and looks more like a totally new concept plan and should be presented as such. Drastic changes included in this Amendment to the 2003 Concept Plan are:

- 1) Introduction of Commercial parcels in the middle of what was marketed as a golf and residential community (see the welcome sign shown on the cover page).
- 2) Reduction of green space by more than 33% with the removal of 9 of the planned 27 golf holes and the ecological zone of the Red Barn.
- 3) Change in concept from Bare Land Condominium to Free Hold lots.
- 4) Addition of two new roads from Cartwright Street, one at the Clubhouse and one opposite Willow Glen.

There are proposals that would affect the sections developed under the 2003 Concept plan as well.

3) Concerns with Communication

Changing the Official Community Plan and DCD4 regulations requires the consultation with all involved parties. In the letter distributed to residents of the Willows, there are no amendments stated or changes to text. There is only a map provided that indicates the change of the plan. This is the first time our board has been made aware of the community involvements mentioned on page 4, so this is our first opportunity to give our feedback. There has been no communication whatsoever with 401 Cartwright Street Woodbridge 1 Condo which is the condo that will be most egregiously affected by the changes. The proposed changes are so severe that the rushed timetable does not provide for an informed response. To date there have been no online surveys, email, telephone calls or surveys by mail. Further, in the letter, it states that second phase construction has not started, yet trees were removed and land bulldozed flat in the fall of 2019. This appeared to include access for a road opposite 201/ 301 not included in the approved 2003 plan.

The video presentation includes the following pictures which were on the Willows website in 2019, but do not reflect all of the proposed changes. The placement of the new roads in the picture do reflect the proposed plan. In the first picture from page 1 of the presentation the red circle shows the Red Barn and associated woods still in place. The orange circle in the second picture clearly shows a crescent with single family homes and perhaps a couple of low rise condominium buildings, but no mixed use buildings with commercial on the main floor and residential on top.





These discrepancies are also present in the picture on page 12. Is this a deliberate attempt to mislead the residents?

Interestingly, the pictures of the Carrick golf courses show no residential development and the pictures on page 14 and 16 show stock photos. Also the new sign on Cartwright Street shows a stock photo of Ontario or similar location rolling farmland with no housing.

4) **Concerns about Commercial Development.**

The most distressing part of the proposal is the undefined commercial development of the Red Barn and in the parcel opposite on Cartwright Street. The stated purpose is a Boutique Hotel on the Red Barn Parcel. When our president asked Brad Zurevinski what this might look like he suggested the St. James as an example of a Boutique Hotel in Saskatoon. This is a twelve story concrete tower which would ruin the views of all of our most expensive Condos on the West side of our building. Even a more modest three story building shown in the mockup below would be devastating to our owner's current tranquil views, who will now be looking at the backside of a hotel. In addition we will also experience additional noise and light pollution. Backsides of Hotel facilities are often less than ideal with parking lots, delivery bays, garbage and spent grease receptacles and associated traffic. With the hotel will likely be a restaurant, lounge and banquet facilities, which would present loud

party goes leaving the facility in the late evening, and early morning which would disturb our residents. There will be additional noise produced by ventilation systems, air conditioning and staff dumping garbage in dumpsters. Light pollution will occur with bright lighting in the parking lot and on the back of the building required for security.



I've taken the liberty of using the provided pictures from Dream's presentation and modified them to show the effect of adding their proposed changes to give a more accurate visual of the proposed changes. On the second site they have suggested a mixed residential/ commercial building. I assume this would be like Willowgrove Common or Baydo Construction's building on Cope Crescent. For the purposes of illustration, I inserted a four story resort hotel on the Red Barn site and a four story residential building with commercial space on the ground floor as described in their proposal both of which are compatible with their proposals but are not necessarily the maximum build out allowed in DCD zoning.



In the diagram above great care is given in addressing the views from the former mayor's house and 602 condos. Yet I see no similar concern for the visual disruption from Woodbridge I, Woodbridge II Condos or Windermere Villa. Woodbridge I would also be adversely affected by the encroachment of housing onto Bridges 1. Also the lake circled above is replaced by medium housing in the plan, likely multistory condo developments of similar size to 400 block of Cartwright Street which will further downgrade our views. Either this was not considered or Dream realizes that there is no way to offset the disruption of the views.

5) Concerns on Location of Commercial Spaces.

In all other subdivisions in the city, commercial and hotel development is limited to the periphery of the development, not placed smack dab in the middle as in this proposal. Only in the Willows is commercial property proposed on a narrow residential level road. This is particularly concerning as this is an upscale neighborhood with quiet streets, plenty of green space and peaceful living. Now when we sit on our balconies to view the fireworks at Prairieland or a summer sunset our view will be obscured by the backside of a hotel.

Dream realizes the importance of commercial and high density mixed residential and commercial spaces in their other subdivisions, but locate them on the periphery severed by main traffic arteries. In Brighton they have limited commercial development to McOrmond Drive and Brighton Gate and mixed commercial residential to McOrmond Drive which are served by four lane divided main arteries. Similarly in South Kensington this type of development is limited to the four lane divided entrance to the community and again in Hamptons with development on McClocklin and Hampton Gate, both major arteries. In Stonebridge commercial and hotel development is limited to the two entrances to the community, Preston and Clarence, and the connector, Stonebridge Boulevard, all four lane divided arteries located away from individual homes.

The Willows restaurant had a large draw in 2003 with Sunday Buffets that drew people from across the city. Since then there have been two remodels and in its current iteration it does not attract people from within the community let alone from other parts of the city and is only able to stay open two evenings a week. There are a large number of restaurants of every type from fast food to family to upscale available only a short distance away in Stonebridge, so the Willows is adequately served. The inability of the Irons to attract diners and the recent demise of the Restaurant at the German Concordia Club leave doubt that this kind of land use will be supported. Likewise there are five hotels close by, four in Stonebridge and The Sandman Signature on Lorne Avenue which begs the question does the area need or can it support another hotel?

6) Concerns with Traffic

As mentioned above the proposed commercial space is accessed via Cartwright Street. Cartwright Street is a collector at best and not appropriate to support the extra traffic generated by commercial traffic and additional housing areas. In the original DCD4, the east side was approved for 956 residents (currently at 710 residents) who access Cartwright Street directly. In the 2003 Plan the west side would be accessed by an additional 722 residents who were to access Lorne Avenue but now, in the 2021 Plan, will be served by two entrances off of Cartwright Street. Dream now proposes to increase the density to 1713 by the addition of more lots, narrower lots and increased density to medium density in Blocks 12 and 18. This does not count the additional traffic generated by the commercial development. The proposed changes would direct all of the traffic onto Cartwright Street. There is a proposed access to Lorne Avenue, but cannot be accessed southbound from the City, which will force all traffic

entering The Willows onto Cartwright. Egress for the entire neighborhood for the amenities of Stonebridge will be only from Cartwright Street. The right turn exit onto Lorne Avenue will mitigate a small amount of the traffic leaving the Willows, but none of the traffic entering which must then be carried by Cartwright Street. This represents an increase of approximately 300%. Dundee, the precursor of Dream Developments in 2003 designed Cartwright Street as a narrow residential street to serve a residential golf community of less than 1000 people. A lack of foresight has limited the future development that they now seek approval for because no allowance was made to improve Cartwright Street to a collector level. The Condos in the 400 Block of Cartwright Street were allowed to build out close to the street and any widening of Cartwright to support extra traffic would encroach too close to the driveways in 404, 405, and 408 and the southwest corner of 401. It is desirable to prevent under developing infrastructure and overdeveloping construction as occurred on Willis Crescent, another nightmare developed by Dream.

The increased traffic would exacerbate already problematic traffic as identified in The Willows Neighbourhood Traffic Review meeting of August 13, 2020. In addition there are frequent water trucks using Cartwright Street to access water at the SaskWater station at 3401 Clarence and Cartwright. Shortcutting is another problem as residents of Furdale cut through the Willows to access Clarence Avenue and the services in Stonebridge or to avoid many of the long slow moving trains on the CNR mainline. Those who use the proposed exit from the Willows onto Lorne Avenue are quite likely to turn back into the Willows on Cartwright Street as soon as the barriers go down. The only solution to this problem is the construction of a rail overpass.

which Dream could help fund as was required by the City for the Developer of Smart Centres for the Freeway overpass at Clarence.

The Active Transportation Plan Final Report designates Cartwright Street part of the AAA (All Ages and Abilities) Network. The current width is too narrow to support shared bicycle and vehicle use beyond

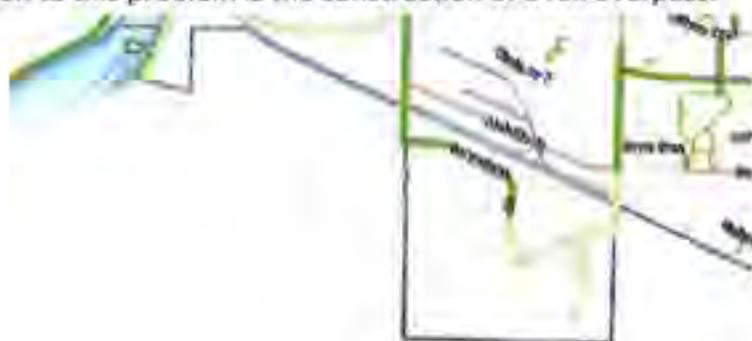


Figure 2 - Existing and Proposed AAA Bicycle Network - Southwest

the current density. The AAA network suggests multi use separate paths, protected bicycle lanes or a bicycle boulevard. For non AAA corridors treatments include bicycle lanes, shared use lanes or traffic calming such as speed bumps and raised crosswalks. These treatments are fine for local streets but would be disruptive on roads supporting commercial zones.

7) Concerns with Recreational Areas.

In looking at the maps below it looks like the Willows is well served by parks. However, there are very few recreational spaces available to residents as the majority of the green space is taken up by golf course which requires that you play golf and pay a fee. The existing park space is the sloping ground around the pond in 601 and the ribbon park in 602.



The demand for walking trails is very high judging from the number of people out walking around the golf course before opening in May and after closing in October. There continues to be many residents using the golf course for snowshoeing, cross country skiing and tobogganing in the winter.

In examination of the new concept plan little new land is designated to parks and it is of the same type as in previous construction, either around a pond or a ribbon park of limited recreational use. The ribbon parks are not interconnected so it is impossible to do a longer circular walk or cycle without encroaching on the golf course. A late addition, presented in the video presentation, a multiuse pathway on the west side of the development actually currently exists, but greets potential users with a No Trespassing sign. This pathway serves as the driveway to the maintenance yards and the access pathway for equipment to the golf course, a

shared use which we assume will continue, making walking or cycling less safe. This pathway passes to the east side of the driving range towards the clubhouse and possible conflict with errant golf balls. It does not continue anywhere on the east side of the course and does not provide a full circle for walkers, joggers or cyclists.

A small multiuse field is added in the south adjacent to the high tension power lines. This is at the extreme edge of the subdivision far from Phase I and no parking is indicated. A park of this type would be better situated at the centre of the subdivision in block 19 for all residents to enjoy. The existing trees would make for a nice walking path and the parking lot could be used for other recreational uses compatible to the community such as tennis or pickle ball courts or even lawn bowls and bocce. Part of the parking lot could be preserved or parking would be available across the street. We are certain that this option would be received more favorably than the proposed commercial use to residents, especially in our building.

In the video presentation Dream has committed to maintaining existing trees and landscaping. This is in stark contrast to the scorched earth land clearing in 2019 where the hills were leveled, all growth removed and the skeletons of the trees piled up to rot on the northern part of what was the Islands course. I would invite Mairin Loewen, Anastasia Conly and any others involved in the DCD4 zoning decision come and look at the situation including the work done so far if they have not done so.

8) Conclusion

There are no suburban neighbourhoods in Saskatoon that have a commercial district at their core. The heart of residential districts are parks and public lands especially in an upscale development such as The Willows. This proposal by Dream is contradictory to the philosophy of sound urban planning practiced by the professionals in the City of Saskatoon Planning Department for at least the last 50 years.

I feel betrayed. Like all buyers in the eastern phase of the Willows, I was sold a quiet residential life on a serene golf course by Dundee Real Estate Asset Management (now DREAM) who is now trying to deliver a nightmare of busy traffic, visual, light and auditory pollution, and undesirable commercial development in the middle of a what was supposed to be a quiet residential and golf property. It is like starting with Beethoven's Pastoral Symphony and ending with the final movement of Ravel's Bolero.

Mrs. Bonnie & Mr. Kerry Hataley
 [REDACTED] 401 Cartwright Street
 Saskatoon, SK S7T 0B3

[REDACTED] hataley@rogers.com 306 266 8100

January 19, 2021

Ms. Anastasia Conly, Planner,
 City of Saskatoon Planning and Development Department,
 City Hall
 222 3rd Ave N
 Saskatoon, SK S7K 0J5



To Whom It May Concern:

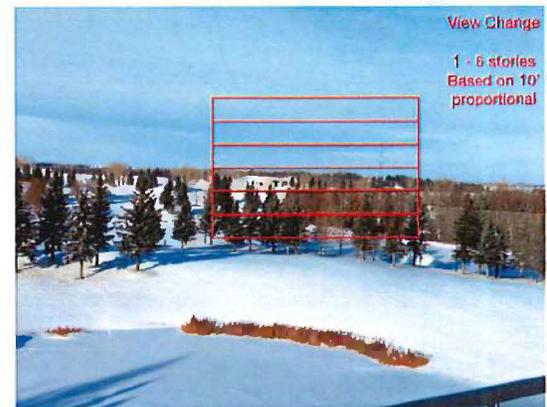
Re: Proposed Concept Plan Amendment - The Willows Western Phase 2

As homeowners in Woodbridge I Condominium, we oppose the current proposed Willows Concept Plan Amendment to change the original Western Phase 2 plans from 2003. The original 2003 development plan was in place, and reviewed by us prior to purchase.

We have reviewed the new Proposed Amendment as available on your website, as well as information gathered by a fellow resident, and have a number of concerns and questions.

Concerns:

1. There is not very much detailed information on the website regarding the proposed Amendment, mostly public relations pictures conspicuously missing the commercial sections, and detailed information. No information about any surveys, impact studies, numbers, structures.
2. The much enlarged new Western Development shows 2 new access roads, now with connected sections, opening onto Cartwright Street, and one less road to Lorne Ave. In fact, there is already a work road built from the northern portion of the Western development to Cartwright Street, NOT on the previously accepted plans. Was this road authorized? Previously, the Western Development was designed to enter/exit via Lorne Avenue from 2 separate sections. This proposed change will significantly (don't know by how much because there is no information on number of proposed units, etc. on the website) increase traffic congestion through the residential area on Cartwright Street likely negatively affecting property values.
3. A new commercial and mixed commercial/residential area is being proposed for development with very few details being offered, and not visualized on the plans on the website. Was that intentionally done to mislead the public? So we would not comprehend the magnitude of the changes? These areas previously had a small barn hidden within a large treed area (ecological zone), or green space or parking lots. Adding a hotel in this area, and other commercial buildings will significantly interfere with the current pleasant aesthetic view for multiple residents (our view is pictured at right with proposed hotel on orange grid), and increase traffic congestion of the neighborhood and roadways, and likely negatively affecting property values. Having purchased the Penthouse suite in Woodbridge I largely for the view and quiet residential/ golf course neighborhood, our view will be ruined. We would not have purchased this condo if we thought we would be looking at the back of buildings and a hotel. In addition, we do not believe there is "a need" for additional



shops or hotels as there are many shops and hotels a one kilometer away. Was an area needs study performed for the proposed commercial plans?

4. A new large residential development area has been added to the Western Development Amendment on current golf course land, south of the rotary by the clubhouse. This area previously existed as golf course/ green space, and this area was not originally scheduled for development in Phase 2. This will add to the overall traffic congestion of the neighborhood and roadways, and again, impact the view very negatively from our condo, previously looking out at green space, we would instead be looking at houses (see picture to right with orange grid boxes showing where new house will be located). Both increased traffic and a damaged view, will likely negatively affect property values.
5. The Western Residential Area has been expanded significantly in size, and no long exits via Lorne Avenue, again adding to the congestion on Cartwright Street, likely negatively affecting property values.
6. The changes in the roads and parking area south of the rotary are not indicated on how this will accommodate the new road exiting to the south of the rotary to the new proposed residential section. Are golfers/pedestrians meant to cross a busy residential road from a parking lot as their main access to the Clubhouse?
7. Vague information given regarding removal of the Bare Land Condominium requirement for the new residential areas (free hold lots). This removes the stability of architectural and aesthetic control of the neighborhood potentially negatively affecting property values/ investments.



Additional Questions:

1. What is the difference between the Original Phase 2 plan and the Proposed Phase 2 plan in regards to the total number of households being added to the community? How many cars have been projected to be added to the community and the traffic flow on Cartwright Street for Phase 2 residential sections? What is that number when you include the proposed commercial sections in total? Also what *percentages* of current traffic do these new totals signify (ie. Total Increase of 20%?). Have any impact studies been conducted on these questions?
2. Have impact studies been conducted on how increased traffic flow may affect property values? Emergency vehicle access? Appropriate road width for density? Additional school busses?
3. What is the reasoning by the developer to add to the traffic on Cartwright Street instead of funneling traffic to Lorne Avenue as previously planned? Why are they creating a "short cut" through our neighborhood from Lorne Ave. to Clarence Street for people who may live outside our neighborhood?
4. Is there an area needs study for these proposed businesses? I have not spoken to anyone within the community who feels the need for additional businesses within our neighborhood as there are multiple current options a kilometer away.
5. From what I understand, there are no suburban neighborhoods in Saskatoon that have a commercial district at their core, why is it being considered here? Why is a 50 year old philosophy being changed? We purchased our condo with the current and 2003 Phase 2 plans, and a 50 year history of consistent planning and zoning as a reason to purchase.
6. Please provide the results of the your impact studies conducted to demonstrate current and future (3-5 years from now) property values under the current Phase 2 plan versus the Proposed Phase 2 plan? Please include projections specifically

for #401 Cartwright Street Northwest facing condo units that will have their views altered (from current green space to backs of hotels/ buildings), along with the increased congestion/ traffic.

7. Please also provide impact studies to demonstrate how changing our neighborhood from partial Bare Land Condominium requirement mixed with the new free hold residential lots will affect future property values.
8. How will Dream Developers compensate us for our decreased property values?

In summary, we object to the propose amendment for the following reasons:

1. Ruined view - from pleasant green space to backs of hotel/buildings
2. Increased Traffic, potentially not supported by current roadways
3. Change in feel of neighborhood from a heavy green space/ golf course, light residential to mixed commercial, reduced golf course, heavy residential/traffic, minimal green space
4. Reduced regulations on buildings/ appearance (free hold residents)
5. Probable reduced property values.

We purchased our penthouse condo unit in #401 Cartwright Street, Woodbridge I largely because of the serenity and green space beauty of our views and neighborhood. The Proposed Amendment will ruin our reasons for being here, and we are quite certain our property values will diminish by an unacceptable amount. Again, we are ardently opposed to this Amendment.

Since



(Mrs. Bonnie Hataley)

&



(Mr. Kerry Hataley)

CC: Charlie Clark, Mayor, City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Bronwyn Eyre, MLA Saskatoon Stonebridge Dakota, Unit 18, 102

Cope Crescent, Saskatoon, SK. S7T 0X2

Don Mc Morris, Minister of Government Relations, Box 720, Balgonie, SK S0G 0E0

City Clerk (for distribution to council) City Hall 222 3rd Ave N, Saskatoon, S7K 0J5

Walter, Penny

Subject: FW: Email - Communication - Glenn Stephenson - Willows Proposed Concept Plan Amendment - CK 4131-24
Attachments: willows_original_plan.gif

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: June 21, 2021 10:54 AM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Glenn Stephenson - Willows Proposed Concept Plan Amendment - CK 4131-24

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

Submitted on Monday, June 21, 2021 - 10:54

Submitted by user: [REDACTED]

Submitted values are:

Date Monday, June 21, 2021

To His Worship the Mayor and Members of City Council

First Name Glenn

Last Name Stephenson

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED]-301 Cartwright Terrace

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Willows proposed concept plan amendment

Meeting (if known)

Comments

I'm writing today to reiterate my opposition to the proposed Willows concept plan amendment. I don't know how I can state forcefully enough that this redevelopment plan is a complete abrogation of the original plan that Dream (then Dundee) sold to the original purchasers here. The redevelopment proposed by Dream now would substantially increase the housing density, increase traffic and introduce commercial development in the form of the hotel/spa. I know that virtually all redevelopment proposals in existing areas evoke some opposition from homeowners, who are often referred to as "nimbys". I believe, however, that because the Willows was developed fairly recently with a very specific plan for a unique, quiet residential community, and sold on that basis, that there is no reason to allow Dream to renege on that commitment. Dundee agreed, the city agreed, and the homeowners agreed to the original plan. Case (should be) closed!

Dream has said that they have to change their development plan because the golf course has lost money. Is this the city's problem? Or the homeowners? Again, Dundee bought the golf course property and sold lots and homes, with the original plan and knowing the economics. They should, therefore, succeed or fail on that basis. If they can't succeed without this dramatic redevelopment, I don't see how the existing homeowners should, in essence, bail them out.

I have attached a copy of Dream's original plan. Phase III was to include two other townhome developments and approx 100 single family lots, all under the original "condo" concept, and all accessed via Lorne Avenue, not Cartwright Street (thus keeping traffic within the Willows to a minimum) and no commercial development whatsoever.

There are many more arguments I could present showing how unreasonable this proposal is. Can any of you imagine a hotel/spa being built behind your back fence, in your quiet residential neighbourhood? Would you like to see a doubling or tripling of traffic on your street? Would you vote to see the "park" across from your home, with a native aspen bluff, torn up so more houses can go in?

I would implore the city and city council to reject this proposed redevelopment plan from Dream.

Yours truly,

Glenn Stephenson

301 Cartwright Terrace

Attachments

[willows_original_plan.gif](#)

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/508446>

the Willows

A Residential Golf Community



Residential Land Uses

-  SINGLE FAMILY HOMES
-  TOWNHOMES
-  APARTMENT HOMES



THE DEVELOPMENT PLAN

The Willows residential golf community will be developed in phases with Phase I underway in 2004. The first phase includes single family lots (the Wentworth area), two townhome villa sites, and one apartment style home site. Phase I is located northeast of the clubhouse on the north side of the newly aligned Cartwright Street.

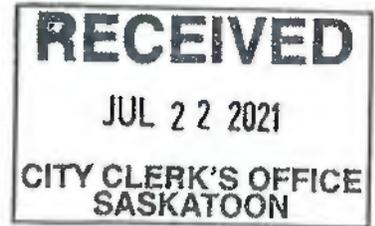
Phase II will commence in 2005 and includes single family lots (the Waterford area), a townhome villa site, and an apartment style home site. This phase is located east of the clubhouse on the south side of Cartwright Street. **The golf course will continue as a 36 hole facility during this phase.** Four new holes in the Wentworth area will replace four holes on the Xena nine affected by Phase II development. All other holes (Bridges/Lakes/Islands) will remain in play as you presently know them.

Phase III is west of the clubhouse and is expected to begin in 2007/2008. This phase will coincide with the reduction on the Lakes/Islands golf course from 18 holes to a reconfigured 9 hole layout. This phase includes single family lots (the Westport area) and two townhome villa sites.

4131-24

Comments - Barry Charington

Barry Charington
[REDACTED]-401 Cartwright Street
Saskatoon, SK
[REDACTED]
[REDACTED]
[REDACTED]



Date: July 19, 2021

TO: Anastasia Conly
Planner
City of Saskatoon

Mairin Loewen
Councillor, Ward 7
City of Saskatoon

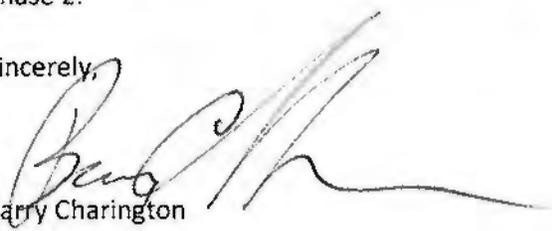
To All Concerned:

I am writing you on behalf of a committee of Concerned Owners at 401 Cartwright Street. All 33 of our owners are concerned about the proposal to completely rewrite the Development Plan for the Willow Residential Golf Community. This package contains 19 documents from resident owners expressing their concerns about possible developments here at the Willows.

You will have heard from some of our owners at the June 23rd Online Teams Meeting, but others had other commitments or tried to get on but because attendance was much greater than anticipated the platform could not support all those who were interested.

Enclosed you will find copies of 19 documents all stating **no** support of Dreams revised development plans. We hope that you will consider the concerns of current residents of the Willows who purchased under the original 2003 Development Plans and are diametrically opposed to any changes in Phase I and are concerned about the change in layout and insertion of multi-use, commercial and hotel properties in phase 2.

Sincerely,


Barry Charington

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Response to Dream

	Owners	
201		
202		
203		
204	Kilburn	Peter / Robin
205		
206		
207		
208	Webster	Gord / Jan
209		
210	Graff	Glen / Elena
211		
212		
301	Ali/Zrymiak	Peter / Sharon
302	Chipperfield	Kathleen
303		
304		
305	Babcock	Marcia
306	Grosse	Theresa
307		
308	MacFarlane	Don / Ruby
309	Strohan	Myron / Louise
310	Baltzan	Richard / Nancy
311	MacEWEN	Almon
401	Zerr	Ron / Carol
402	Gossen+Muzyka	Randy / Kathy
403	ENS	Josh
404	Erb	Ellery / Gloria
405	Yuzdepski	Sharon
406	Rankin	Howard
407	Charington	Barry / Verone
408	Hataley	Kerry / Bonnie
409	Thiessen	Dan / Tena
410		

Date: July 12, 2021
Ms. Anastasia Conly
Planner
City of Saskatoon

Councillor Mairin Loewen,
Ward 7
City of Saskatoon

Re: The Proposed Willows Phase II Concept Plan Amendment
To All Concerned:

We appreciate Dream offering changes in their proposal, as presented at the June 23rd, 2021 public forum, however several major concerns persist. The addition of pools, a spray pad, tennis and pickleball courts are welcome community additions (if available within the City of Saskatoon Leisure Pass as Municipal Reserves; this was not addressed). Also, the increased setback for the Spa/hotel on the north side against Windermere Villas is appreciated, but we are still opposed to a Spa/hotel in the central portion of the community. Describing the *intended* use of commercial space was also helpful, but *not binding*. The following are our major concerns:

1. **Traffic problems.** The *original* Phase II would *not have impacted* the traffic flow of Cartwright Street; residences with access only via Lorne Avenue, and no new commercial construction on Cartwright Street. Current proposals will *significantly increase* the traffic that flows 10M from my balcony and condo. We feel the studies presented by Dream do not give a complete picture, and do not adequately include the expected real life traffic generated by either of the increased/rearranged residential and commercial entities proposed.
 - A. **Residential traffic** from Phase II, originally directed traffic via 2 passages only to Lorne Avenue (no original passage onto Cartwright Street). The new proposal has 1 passage to Lorne Avenue and 2 passages onto Cartwright Street. We prefer the original plan of 2 passages *only to Lorne*, or developing a new road at the very south end of The Willows that leaves Phase II and intersects with Clarence, with no passage onto Cartwright.
 - Currently the only residential cars that pass the block 400 are from the block 300 and the golf course visitors.
 - The Woodbridge block (400) is situated with their balconies just 10M from Cartwright, and 8 driveways (not Access Road) *empty directly* onto Cartwright from block 400, just east of a curve with limited visibility of oncoming traffic.
 - Dundee (precursor to Dream) placed the Woodbridge lots very close to the road allowance for some reason, and did not provide an Access Road as was done with the other detached homes and villas. This error in planning has left no room to improve Cartwright Street to Arterial status or even a true collector road. And this places the homeowners “right on top” of what was *intended to be a very quiet road*.
 - Resident from Phase II would likely use Cartwright to shop in Stonebridge, or access Circle Drive East (not Melville St.)
 - The existence of a street level crossing on the CNR mainline with frequent mile long slow -moving trains will discourage the use of Lorne Avenue if there is an option to access Phase II from Cartwright Street.
 - Opening Phase II access to Cartwright Street would cause a *remarkable* increase in Residential traffic, even if Dream stayed with the original number of residences in the original 2003 Phase II proposal. But the proposal calls for a *significant increased number of residences* for the new Phase II, to be serviced by Cartwright Street.
 - We must also consider and include the Residential traffic that will have access to Cartwright Street from the new multi-family residences proposed in northwest corner on Cartwright Street currently outside The Willows perimeter (asking to be included in The Willows DCD-4).

- B. **Commercial Traffic** estimates must include estimated customers, but also employees and service vehicles and trucks. The Proposal to locate these Commercial entities in the middle of the Residential area, will bring the increased traffic right by current residences.
- The addition of the Hotel/Spa and commercial area which will generate upwards of 47,000 (according to the spa Feasibility Study) extra "visits" annually. Do these "visits" include just number of estimated guests, or does it include projected additional trips guests may take while visiting? Do the numbers include employee trips or service vehicle/truck trips that service the hotel. Looking logically at traffic patterns (see above), the majority of visitors/employees/service vehicles will come in via Clarence and Cartwright Street. What entrance do you think will be marketed by the hotel, Cartwright Street that passes by the beautiful Willows sign and golf course, or Lorne Avenue that passes by the railroad tracks and yards with no Welcome to the Willows sign?
 - A quote from the Willows Hotel and Spa Location and Commercial Feasibility Analysis 2021: "It is our opinion that the hotel and spa are *not desirable* in this location if the proposed concept to *add additional roadway capacity is not approved*. The hotel and spa require the additional capacity to adequately serve the site." Dream's response to this is to present Access Roads A, B, C as the "additional roadway". This would mean that their intent would be to funnel a portion of the 47,000 (94,000+) extra non-resident hotel and spa guest trips (plus employees) past their prime residential lots and the playground at the junction of A, B and C.
 - Do these feasibility numbers included the trips to other proposed commercial entities?
 - The traffic studies presented by Dream are invalid because they were both completed without inclusion of the Spa/hotel numbers.
 - Closer examination reveals that both Willowgrove and Evergreen (comparable communities cited by the City Planners), access their Town Centre via a four-lane divided road with no direct access to individual homes. The Woodbridge block has 8 direct access driveways, and living space 10M from the 2 lane road (not wide enough even for street parking). In the Feasibility Study, Dream used resorts as comparables whose access occurs via four lane divided roads (with no direct access driveways). This is not what Dream is proposing
2. Placement of **additional Commercial buildings** in the center of a Residential area is not desired.
- A. Placement of a commercial zone in the middle of a residential suburb is not desired by the residents, was not in the original design, and has been avoided by reputable city planners for decades. And certainly not a large hotel.
- When current city planners were questioned about this, they pointed out that both Willowgrove and Evergreen had commercial (not Spa/hotel) property in their core. In both local cases we see that there is a buffer of apartments and row housing between the commercial spaces and the single-family homes, not present in Dream's Proposal. Does this mean that the City Planners therefore equate the 4 condo buildings in the Willows 400 block, housing 120+ units, ranging in value from \$400,000 to \$1,200,000 with the buffer row housing and apartments from Willowgrove and Evergreen?
 - Further, if you look at the success of these Town Centres, you will notice that they are only about half filled and a large amount of space is left undeveloped, despite the fact that housing in both case is virtually built out. Avalon and Eastview provide examples of earlier applications of the Town Centre Concept which when built were more successful, but with changes in consumer preference, small mainline supermarkets that anchored these sites have long gone, and the strip malls struggle to maintain relevance.
- B. **Liquor license opposed.** Since the Spa/ hotel is in the middle of a residential neighbourhood and patrons must drive through these residential neighbourhoods (where residents live, play and walk), the hotel/spa should not be granted a liquor licence under any circumstances and changes in DCD-4 should clearly state that to avoid the vague wording that might allow bars and other undesirable businesses within the residential community. Current and proposed "descriptions" of Page 2 of 3

allowable businesses are vague at best, and wording like "intended businesses" is by no means any sort of guarantee. This also is fitting with Dream's desire to make this a "wellness resort".

- C. **Building Design issues.** If City Council still approves (despite the residents disapproval) the building of commercial buildings/hotel in the center of our residential community, at the very least the buildings should follow the same design parameters of the other buildings within The Willows for community continuity (originally designed as an HOA community) and aesthetic appeal.
- Siding should be stone, brick or stucco (not clapboard).
 - Height should be limited to 3 stories (not the 4 proposed). Because of the Spa/hotel proposed size it cannot be hidden by trees or berms as suggested.
3. **Municipal Reserve Issues.** The Willows was originally designed (both Phase I & Phase II) to have centralized green space in the form of the golf course, thus the Developers were allowed to forego the usual establishment of parks in the central area by paying a fine.
- Now Dream changed this, and plans to remove the centralized golf course serving as green space and replace it with commercial buildings. The City may have felt the original design adequate as it did provide centralized green space, however the new design does not. In the new proposal by Dream there is no improvement in centralized Municipal reserve for parks and recreation.
 - Fining Dream monetarily for not providing more than a handful of pocket and ribbon parks (located only deep within Phase II), or providing additional parkland in Brighton or Kensington (instead of The Willows) in no way benefits current Phase I residents of the Willows. We must really strongly question the "infill argument" posed by Dream and the exemptions that this would present. This is on the suburban south edge of the city in a region that sits outside the natural city boundary of the CNR tracks, not in the city core or a decaying neighbourhood requiring revitalization. How can you "infill" a neighbourhood that has not even been built yet?
 - Perhaps the Golf Course pools, splash pads, tennis courts and pickleball courts could be managed by the City, as part of the Municipal reserve, included in the City of Saskatoon Leisure Pass program run by the city (at the same rates) and be made accessible to residents. This does not truly represent needed centralized green space, but adds to the centralized "park/playground" space.

The current and future original design of The Willows, with a central golf course, large amounts of green spaces with rolling, treed landscape, a quiet community with low traffic volume, is what was designed, accepted by the City and Province, and invested in by the current homeowners. We purchased our home based on this design, and are asking the City Planners/Council to hold the Developers to the original concept. We understand more money can be made for the Developers if the new proposal is accepted, but we feel it dramatically changes the character of our community, and not for the better. We remain in total opposition to the proposal as presented on June 23, 2021. Major concerns around traffic congestion, noise, the location and description of the commercial spaces at the core, and park spaces were not adequately addressed in this revision.

Sincerely,

Bonnie and Kerry Hataley

Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk.

Page 3 of 3

Cc:

His Worship, Charlie Clark, Mayor of Saskatoon
Honourable Bronwyn Eyre, MLA Stonebridge Dakota
Honourable Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Honourable Jim Reiter, Minister Minister Responsible for Liquor and Gaming -

Honourable Fred Bradshaw, Minister of Highways -

Honourable Gordon Wyant, Q.C. Minister of Justice and Attorney General Saskatoon Northwest -

TO WHOM IT MAY CONCERN;

While new improvements are given further consideration, it remains insufficient to be in total agreement or opposition to the most recent proposal presented on June 23.

Major concerns with traffic congestion, noise issues, lack of community recreation spaces (except for "private membership use" fee paid golf) and the locations of commercial zoning spaces, which brings no tranquility to the core of an established neighborhood at the Willows, were not addressed in the revision.

The placement of commercial zoning in the middle of a residential area and uncontrolled traffic problems exacerbated by these additions remain major concerns.

The traffic studies that were previously presented by Dream are invalid and void of current additions given they were completed prior to the additions of a Hotel/Spa and mixed use commercial spaces which will (according to the spa Feasibility Study) generate upwards of 47,000 extra visits annually. When traffic patterns are put into perspective, it becomes obvious that the majority of visitor access will flood in from the only single lane traffic access at the only eastern entrance at Clarence Avenue and Cartwright Street. Residents who work, shop or attend appointments downtown, in the north, east, west or University core typically transit from and return via circle drive exiting at Clarence Avenue off ramps. The current Lorne Avenue exits off of Circle drive westbound are very confusing. In addition to the confusion comes the added frustration with CN/CP mainline level crossing that fails to relieve a flow thru of any traffic when you have multiple train cars stopping to switch tracks or shunting to brake miles down the line. The noise levels and frequency of trains moving hourly in both directions has increased tremendously. It's extremely loud with very long lines, that are either moving too fast and more often very slow moving trains, that discourage intentional use of Lorne Avenue. That being said, the existing and all future traffic will exacerbate via Cartwright Street especially at the traffic circle that is also within 10m of street side balconies on four condos at 400 Cartwright and several other road accesses and property backyards.

What ever happened to the plans that included continuous sidewalks along both sides of Cartwright's corridor?

There is very little effort by the very people who continue to throw dumb ideas around and then somehow manage to have them pushed through (as a process) for approval while delivering it with a huge lack of transparency or forethought that renders no solutions or concessions for the oversights in poor planning. The city of Saskatoon, Dundee/Dream capably approved the spacing of lots unnecessarily close to the present road allowance. This error in planning has left no room for improvement on Cartwright Street to an arterial status or better yet a true collector road.

There are very strong opinions regarding a hotel/spa that are not desirable for this location. The noise levels from everyday traffic that include test driving high end cars from nearby dealerships, road racing of motorbikes, heavy equipment service and delivery trucks to golf course maintenance mowers and such, the constant movement of trains and now rerouted air traffic... that do not exactly lend to a spa setting of tranquility and relaxation. Those discerning noises simply quash the thought for a hotel/spa setting in this neighborhood as an

ideal location.

We challenge the City of Saskatoon and Dream to show the residents of the Willows one successful operating hotel/spa that's located in the middle of any residential golf community in this country?

As quoted, directly from Willows Hotel and Spa Location and Commercial Feasibility Analysis, 2021 - ***"It is our opinion that the hotel and spa are not desirable in this location if the proposed concept to add additional roadway capacity is not approved. The hotel and spa require the additional capacity to adequately serve the site."***

Dream's response is to present Access Roads A, B, C as the additional roadway. However in reality their intent is to funnel a portion of 47,000 extra non-resident hotel/spa guests past prime residential lots and a playground at the junction of A, B and C.

Since the hotel is in the middle of a residential neighborhood, visitors will pass close by residents in the condos of 400 block and through established residential neighborhoods with future playgrounds, the hotel/spa should not under any circumstances be granted a liquor license. Revisions in DCD-4 should clearly state this, given that it is Dream's desire for a wellness resort.

On a similar note, I have yet to hear an educated response for how an adult only spa will go over when families occupy this hotel? AND how the new club house dining room will sustain its food and beverage patronage when their competition (from the hotel/ spa) is across the street? Did anybody study these aspects? Saskatchewan Human Rights Code - "prohibits discrimination on any of these grounds is not allowed when people are... shopping in a store, renting a hotel room, eating in a restaurant or using other public services...".

Placement of commercial zoning in the middle of a residential suburb is short of bastardizing the plans. Such has been avoided by reputable city planners for decades. AND when city planners were approached on this, they pointed out that both Willowgrove and Evergreen had commercial (albeit no hotel/spa) property in their core. YET upon closer examination, the revelations were that in both of these cases, access was through a four-lane divided road with no direct access to individual residential properties. This stands true in the comparable resort developments used by the developer in the Feasibility Study. In both local cases we see that there is a buffer of apartments and row housing between commercial spaces and single family homes, not present in this plan. Furthermore when viewing the success of these centers, you might also observe that they are only 50% occupied with an abundance of undeveloped space, despite the fact that housing was virtually built out. Avalon and Eastview provide examples of earlier applications of Town Center Concepts, which when built, were more successful. However with the increased dependence on cars, these small mainline supermarkets that anchored these sites have long gone and strip malls struggle to maintain any relevance in those neighborhoods.

Comments - Barry Charington

The exterior design and finishing of the hotel remains contentious. Incorporating the same design parameters as those stipulated for the rest of the Willows using stone, brick and stucco (not clapboard) should be applied. Current structures at the Willows are limited to three stories. A hotel taller than three stories will be projecting an eyesore that is out of character with nearby community properties. The building, despite the addition of adding a tree line, will not be concealed behind any berms and should therefore be built in accordance to harmonizing with existing criteria.

We must strongly question the "infill argument" posed by Dream and the exemptions that this would present. These proposals are planned for the suburban (most southern) edge of the city in a region that sits outside the natural city boundary bordering twinned mainline train tracks. Structurally, it is not within the city core or any decaying neighborhood that either affords or requires a revitalization. It is ludicrous to suggest "infilling of a neighborhood" when such neighborhood has yet to be built!

Pushing ahead with these proposed plans, without conducting due diligence and/or providing full disclosure, will leave an indelible costly blight on the landscape. This is our little community - that we like to call home!

Respectfully submitted,

July 12, 2021



THERESA GROSSE

██████████
401 Cartwright Street
SASKATOON, SK

██████████
██████████

Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

Mairin Loewen

Councillor, Ward 7

City of Saskatoon

To All Concerned:

While I appreciate many of the changes offered by Dream at the June 23rd, 2021 public forum, many major concerns persist. The addition of pools, a spray pad and tennis and pickleball courts are a welcome addition. Also, the increased setback on the north side against 301 is a start. Defining the commercial space was also helpful. However, the major concerns regarding the placement of commercial zoning in the middle of a residential area and traffic problems exacerbated by this remain major concerns.

The traffic studies presented by Dream are invalid because they were both completed prior to the addition of the Hotel/Spa and commercial area which will generate upwards of 47,000 (according to the spa Feasibility Study) extra visits annually. If one looks logically at the traffic patterns, the majority of visitors will continue to come in the single eastern entrance at Clarence and Cartwright Street. Residents who work in the north end, east side or University will more than likely come and go via the Freeway and exit at Clarence Avenue. Visitors coming from Regina and Yorkton will likely also use Clarence. The Lorne Avenue exit is confusing when approaching from the east and the existence of a level crossing on the CNR mainline with frequent mile long slow-moving trains will discourage the use of Lorne Avenue. Even residents approaching from Downtown or from the west are likely to carry on to Clarence Avenue to avoid the delays posed by the trains. This means that the majority of traffic will continue on Cartwright Street between Clarence Avenue and the traffic circle passing within 10m of balconies of the four condo blocks at 400 Cartwright and past the eight driveways of these condo buildings. We can see no solution to this as Dundee (precursor to Dream) placed the lots unnecessarily close to the road allowance for some reason rather than providing an access road as was done with the other detached home and villas. This error in planning has left no room to improve Cartwright Street to Arterial status or even a true collector road.

"It is our opinion that the hotel and spa are not desirable in this location if the proposed concept to add additional roadway capacity is not approved. The hotel and spa require the additional capacity to adequately serve the site." This is quoted directly from Willows Hotel and Spa Location and Commercial Feasibility Analysis, 2021. Dream's response to this is to present Access Roads A, B, C as the additional roadway. This would mean that their intent would be to funnel a portion of the 47,000 extra non-resident hotel and spa guests past their prime residential lots and the playground at the junction of A, B and C.

Since the hotel is in the middle of a residential neighbourhood and visitors must pass close by residents in the condos of 400 block and through the new residential neighbourhood, the hotel/spa should not be granted a liquor licence under any circumstances and changes in DCD-4 should clearly state that. This also is fitting with Dream's desire to make this a wellness resort.

Placement of a commercial zone in the middle of a residential suburb is just bad planning and has been avoided by reputable city planners for decades. When city planners were questioned about this, they

pointed out that both Willowgrove and Evergreen had commercial (albeit not hotel) property in their core. Closer examination reveals that in both of these cases access is through a four-lane divided road with no direct access to individual homes. This is also true in the comparable resort developments used by the developer in the Feasibility Study. In both local cases we see that there is a buffer of apartments and row housing between the commercial spaces and the single-family homes, not present in this plan. Further, if you look at the success of these town centres, you will notice that they are only about half filled and a large amount of space is left undeveloped, despite the fact that housing in both case is virtually built out. Avalon and Eastview provide examples of earlier applications of the Town Centre Concept which when built were more successful, but with the increased dependence on cars the small mainline supermarkets that anchored these sites have long gone, and the strip malls struggle to maintain relevance.

The design of the hotel remains contentious. Why does it not have to follow the same design parameters of the rest of the Willows? How can they use clapboard siding when the rest of the neighbourhood must use stone, brick and stucco. Other structures are limited to three stories, yet the hotel which will be an eyesore across the Willows is four stories. Because of its size it cannot be hidden behind berms and trees. If this hotel must be built, it should be more in harmony with the neighbourhood as a low-rise stone or brick and stucco design that blends in with the wooded site rather than sticking out like a sore thumb.

In the new proposal by Dream there is no improvement in Municipal reserve for parks and recreation. I fail to see how fining Dream for not providing more than a handful of pocket and ribbon parks or providing additional parkland in Brighton or Kensington is of any benefit to current and future residents of the Willows. Perhaps the pools, splash pads, tennis courts and pickleball courts could be included in Municipal reserve and managed by the city. Then they could be included in the Leisure Pass program run by the city and be made more accessible to residents.

We must really strongly question the "infill argument" posed by Dream and the exemptions that this would present. This is on the suburban south edge of the city in a region that sits outside the natural city boundary of the CNR tracks, not in the city core or a decaying neighbourhood requiring revitalization. How can you "infill" a neighbourhood that has not even been built yet?

While we see some improvements in this new proposal, we do not see enough to shift our position of total opposition to the proposal as presented on June 23. Major concerns around traffic congestion, noise, lack of community recreation spaces (except for fee paid golf) and the location of the commercial spaces at the core were not addressed in any way in this revision.

Sincerely,

Unit , Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk, 

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mic Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

To All Concerned:

Mairin Loewen

Councillor, Ward 7

City of Saskatoon

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Since the hotel is in the middle of a residential neighbourhood and visitors must pass close by residents in the condos of 400 block and through the new residential neighbourhood, the hotel/spa should not be granted a liquor licence under any circumstances and changes in DCD-4 should clearly state that. This also is fitting with Dream's desire to make this a wellness resort.

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How can you "infill" a neighbourhood that has not even been built yet?

Comments - Barry Charington

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Sincerely,



Unit ¹¹⁰ Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk,

Cc: Charlie Clark, Mayor

Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)



Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

Mairin Loewen

Councillor, Ward 7

City of Saskatoon

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Sincerely,

[REDACTED]

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Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

Mairin Loewen

Councillor, Ward 7

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Unit  Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk, 

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon
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Mairia Loewen

Councillor, Ward 7

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Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Coniy

Planner

City of Saskatoon

Mairin Loewen

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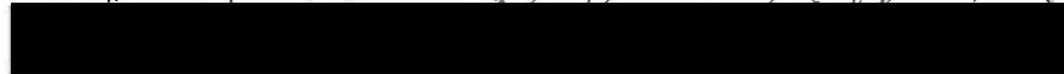
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Sincerely,

Ur [REDACTED] Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk, [REDACTED]

Cc: Charlie Clark, Mayor

Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

Date: July 3, 2021

Anastasia Conly
Planner
City of Saskatoon

Mairin Loewen
Councillor, Ward 7
City of Saskatoon

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Sir


Derrick Rankin, per Howard Rankin

Unit , Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk, 

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
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Unit  Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk, 

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Verone Charington

Unit [REDACTED], Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk, [REDACTED]

Cc: Charlie Clark, Mayor
Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
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Date: July 3, 2021

Anastasia Conly

Planner

City of Saskatoon

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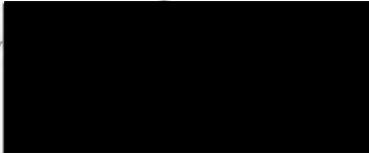
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Unit [redacted], Woodbridge Condo 1, 401 Cartwright Street Saskatoon, Sk, [redacted]

Cc: Charlie Clark, Mayor

Bronwyn Eyre, MLA Stonebridge Dakota
Don Mc Morris, Minister of Government Relations
City Clerk (for distribution to council)

September 16, 2021



Attn: City of Saskatoon Planning Department:
Anastasia Conly
Darryl Dawson
Councillor Mairin Loewen - Ward 7 City of Saskatoon

For the current 250+ Homes/Units and 710+ residents, The Willows Golf and Country Club community was designed, approved, marketed and SOLD to us all, as a "unique category of residential development" within a golf course community that provided very restricted commercial uses, architectural controls, lower density housing, restrictions on population and larger than conventional residential sized lots.

These controls for the Saskatoon Willows Golf and Country Club community are set out in the City of Saskatoon's Zoning Bylaws #8770 in section 13.4 - Direct Control District 4 (DCD4).

The Official Community Plan, which also references the uniqueness of Direct Control Districts was reconfirmed unanimously by Saskatoon City Council in June of 2020 and the Saskatchewan provincial government in August of 2020.

As a Willows homeowner and resident, I am opposing any changes to Bylaw 8770 that would alter section 13.4 and more specifically allow for any changes that would affect the traffic flow / amounts on Cartwright St, commercial definitions or alter the designated locations of the land uses as defined on MAP No. 1 in section 13.4

We love our peacefully quiet and unique neighborhood

Please, keep our loved community as a peacefully quiet and unique residential community as was sold to us and promised in 2003 and again affirmed by City Council in June of 2020!

Yours truly,



Signature:

Address: 401 Cartwright St

Name:

PETER KILBURN

Date: September 16, 2021

Saskatoon, Sk. [Redacted]



PETER KILBURN
[Redacted]-401 CARTWRIGHT ST
SASKATOON SK
[Redacted]

Walter, Penny

From: City Council
Subject: FW: Email - Communication - M Soledade Pedras - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24
Attachments: 1-pedras_request-mayorcitycouncil-2nov-2021.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 2, 2021 11:54 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - M Soledade Pedras - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Tuesday, November 2, 2021 - 11:54

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 02, 2021
To His Worship the Mayor and Members of City Council
First Name M. Soledade
Last Name Pedras
Phone Number [REDACTED]
Email [REDACTED]
Address [REDACTED]-301 Cartwright Terrace
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Dream Development application to amend the Willows Neighbourhood Concept Plan Meeting (if known) City Council
Comments
Please accept the pdf file attached below named "1-Pedras request-Mayor+CityCouncil-2Nov-2021.pdf" containing my comments and request regarding the Dream Development application to amend the Willows Neighbourhood Concept Plan.
Thank you very much.
Maria Soledade Pedras ([REDACTED])
Willows resident
Attachments
[1-pedras_request-mayorcitycouncil-2nov-2021.pdf](#)
Will you be submitting a video to be vetted prior to council meeting? No

Pedras, Letter to Mayor & City Council Members
Saskatoon, November 2, 2021

To: **His Worship the Mayor and Members of City Council**

Re: **Dream Development application to amend the Willows Neighbourhood Concept Plan and Direct Control District 4 (DCD4) regulations**

Dear Mayor and Members of City Council:

I chose to purchase and live in a condominium property at the Willows (**Phase 1**) more than 16 years ago because this area was the only URBAN GREEN residential area with low-traffic and low-housing density. At the time of purchase, I (and a few hundreds of residents) signed a purchase agreement with Dundee (now Dream Development), containing a plan for future development of the Willows Neighbourhood **Phases 1 & 2** that reassured us that it would be "impossible" for any developer to turn it into a busy and congested neighbourhood (since the Willows plan had been totally endorsed by the City in 2003 and protected by Direct Control District 4 (DCD4) bylaw, we believed these regulations were "real" laws).

Regrettably, Dream has decided that their previous development agreements with all existing Willows property owners should be set aside (no doubt due to substantial financial gains). It is devastating to realise **how easily Dream can avoid LEGAL responsibilities** and disregard the voices of hundreds of Willows Phase 1 property owners – we all have been marginalised! **How is this possible? Is Dream on the right side and residents on the wrong side of the law?**

Dream is seeking to make tremendous changes to **Phase 2** of the Willows development, changes that will make our quiet community emerge as another residential-commercial development within our City, NOT the UNIQUE URBAN GREEN community we bought into. Please note the dramatic changes to **Phase 2** in proposed plan: tremendous loss of green space to increase residential density and traffic (cf. Fig. 1).

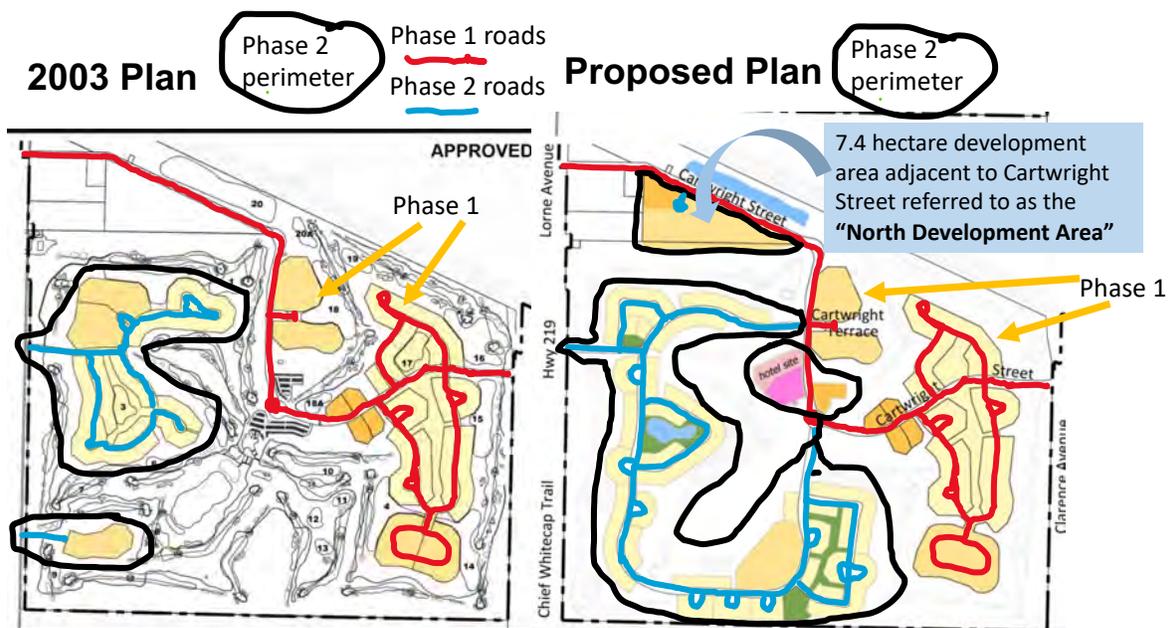


Figure 1. Willows 2003 Plan (approved) and Proposed Plan. My request: move all proposed new commercial, services, hotel and spa to the North Development Area.

Pedras, Letter to Mayor & City Council Members
Saskatoon, November 2, 2021

In an attempt to bamboozle both residents and City Officials, Dream hired a consulting company (C&W) to rebrand their proposed amendment to look noble, magnanimous, and consistent with City guidelines. However, this blatantly self-promoting document of October 5, 2021 is even more offensive and deceiving than the previous iteration. Very recently, Dream reps started using scare tactics insinuating that the golf course is under financial hardship (poor management has been obvious for years). In short, Dream appears to ignore the requests and concerns of the Willows property owners – is it because they cannot profit from us anymore?

Dream's proposed amendment may be legalised by changing the *DCD4 Zoning District bylaw*, but I dare to ask, **is this action morally acceptable or just? Who is responsible to protect the interests and legal agreements of Saskatoon property owners? Please, tell us, where can we seek justice?**

I wish to see the Willows **Phase 2** plan remaining as approved in 2003, there is no support or demand for any sort of commercial development, there is already enough commercial, hotels and services around us (cf. Fig. 2).

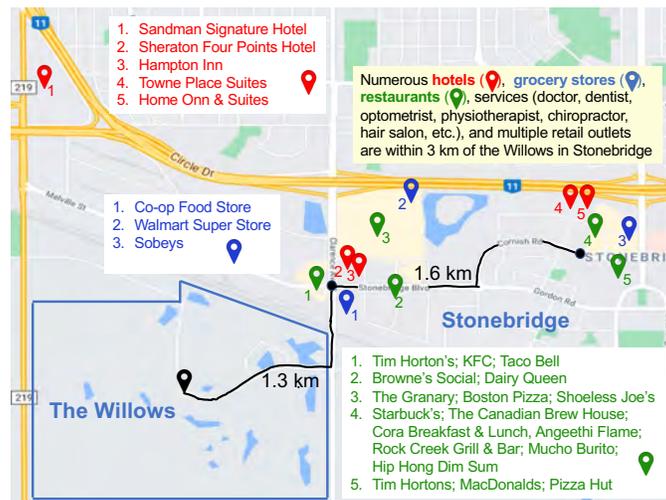


Figure 2. Services and commercial within a 3 Km radius of the Willows Community.

The serious negative impacts on the existing residents of The Willows have not been considered or even acknowledged by Dream or City Planning and Development. So far, our residents' voices have been ignored. Hence, I am now personally appealing to our Elected City Officials, Mayor Clark, and Counselor Mairin Loewen together with all City Council Members, **YOU ARE OUR ONLY RECOURSE!**

PLEASE DO NOT permit expansion of the commercial zoning within the Willows, NO changes to the regulations contained within the DCD4 Zoning District and stand firm on your 2020 official community plan! Please demand that Dream relocates all new commercial, hotel, spa, services properties to the North Development Area. There is no neighborhood in Saskatoon like ours!

Thank you very much for your time.

Maria Soledade Pedras ([REDACTED])
[REDACTED] -301 Cartwright Terrace, Saskatoon SK [REDACTED]

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Dale Ward - Willows Feedback Compiled Document Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24
Attachments: tables_of_contents.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 2, 2021 11:00 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Dale Ward - Willows Feedback Compiled Document Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Tuesday, November 2, 2021 - 22:59

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 02, 2021

To His Worship the Mayor and Members of City Council

First Name Dale

Last Name Ward

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED]-301 Cartwright Terrace

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject The Willows Concept Plan Amendment

Meeting (if known) City Council, Nov 22

Comments

The revised agenda for the Oct 26 MPC meeting (>700 pg) and the "Willows Feedback Compiled Document" (199 pg) present over 800 pages of uncurated submissions from residents of the Willows neighbourhood. To facilitate your productive navigation of those two documents, I have compiled that attached Tables of Contents.

Attachments

[tables_of_contents.pdf](#)

Will you be submitting a video to be vetted prior to council meeting? No

[Willows Feedback Compiled Document](#)

(under the “Written Correspondence From the Public” tab at:
<https://www.saskatoon.ca/engage/willows-concept-plan-amendment>)

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MPC: Revised agenda for Oct 26 meeting

<https://pub-saskatoon.escribemeetings.com/FileStream.ashx?DocumentId=148119>

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Walter, Penny

From: City Council
Subject: FW: Email - Communication - Maurice Lindsay - Willows Concept Plan Amendment - File CK 4131-24
Attachments: 2021_nov_letter_to_council_re_dream_proposal_2.jpg; 2021_nov_letter_to_council_re_dream_proposal.jpg

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Thursday, November 4, 2021 10:10 AM
To: Web E-mail - Mayor's Office <[REDACTED]>
Subject: Contact The Mayor (Maurice Lindsay: Dream Development Proposal for Willows)

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

Submitted on Thursday, November 4, 2021 - 10:09

Submitted by user: [REDACTED]

Submitted values are:

First Name Maurice
Last Name Lindsay
Address 404 Cartwright Street, [REDACTED]
Email [REDACTED]
Confirm Email [REDACTED]
Phone [REDACTED]
Other Phone [REDACTED]
City saskatoon
Province SK
Your Message
Inquiry Category Raise a concern about a City policy, bylaw, campaign or council decision
Subject Dream Development Proposal for Willows
Message Please see attached Letter in Opposition to Dream Proposal for Willows
Attachment
[2021_nov_letter_to_council_re_dream_proposal_2.jpg](#)
[2021_nov_letter_to_council_re_dream_proposal.jpg](#)

November 3, 2021

Regarding the Dream Proposal for the Development of Willows West

Mayor Clark

Councillor Darren Hill Ward 1

Councillor Hilary Gough Ward 2

Councillor David Kirton Ward 3

Councillor Troy Davies Ward 4

Councillor Randy Donauer Ward 5

Councillor Cynthia Block Ward 6

Councillor Mairin Loewen Ward 7

Councillor Sarina Gersher Ward 8

Councillor Bev Dubois Ward 9

Councillor Zach Jefferies Ward 1

Dear Madams and Sirs:

Anita and I are residents of the Willows golf course residential community, the only one of its kind in Saskatoon. We purchased our residence here based on the knowledge of the existing 2003 Approved Development Plan for the rest of the Willows golf course residential community.

Regarding the Dream Proposal for the Development of Willows West to be considered by Council November 22, 2021, please be aware of the following issues that you as councillor elected to represent the interests of the residents of Saskatoon should be aware of and consider when making the decision to approve or reject that proposal.

- Most importantly, the **majority of residents living in the Willows community are strongly opposed to the Dream Proposal**. There are in excess of 500 letters on public file from the current residents opposing the Dream Proposal. Dream have known since 2003 of the **approved development plans** for the west of the Willows and now at a much later date are proposing a **very Major dramatic change**; this after 99% of the residential area of the east portion of the Willows has been developed and residents there have made significant investments into their properties based on the 2003 Approved Plan;
- Citizens are concerned about dropping property values, increased population density, ruination of existing views, and drop in safety and security of the neighborhood; naturally current residents are feeling deceived and let down should such major changes go forward and are very much opposed to the Dream Proposal
- **Traffic is currently a major concern** for the residents in terms of volume, safety and security. The Approved 2003 Development Plan **already envisions** an increase in population from the existing approximately 700 to 1600 an increase of **228 percent** but all of that increase in traffic is **logically directed to Lorne Avenue, an existing major traffic corridor**. The Dream Proposal envisions an increase in population to 2700, an increase of **385 percent** (not including any traffic generated by a spa and hotel) and includes **two new entrances onto Cartwright**. The increase in traffic and

associated noise will render Cartwright overloaded, much noisier and more dangerous than it is at present. The Dream proposal has no provisions to mitigate traffic whatsoever.

- It is interesting to note that there is a major discrepancy between a recent traffic study carried out by your administration and one done by Dream; what is the reason behind such a discrepancy? Was Dream attempting to put forward a case minimizing the impact of traffic on the community?
- The Dream Proposal includes the addition of significant commercial enterprises including a hotel of all things to the Willows golf community; other than that required to support the golf course, additional commercial activity was never contemplated by the existing approved plan. The residents are strongly opposed to the addition of such commercial enterprises. And as you are no doubt aware, there are already 5 existing hotels within 2 kilometers of the community.
- What is the incentive and rational for seeking the amendment to the 2003 Approved Development Plan? There is no positive benefit to the city but only a negative impact on existing residents. Why does Dream think that they can convince the city council to approve an Amended Development Plan that the Willows residents are so overwhelmingly opposed to? One reason Dream cited is that the golf course would have to be closed if not approved. Why would that happen? Why are all available golf memberships 100 % sold for the current year? Why can one not get a tee time on weekends? Could it not be sold? Is it Dream's belief that such a threat would encourage Council to adopt a policy of making a major development plan change based on an economic benefit to a private business?

Dear Mayor and Council, the existing Willows residential community is overwhelmingly opposed to Dream's proposed amendment and we trust that based on the wishes of the existing community that you will reject the Dream Proposal in favor of the existing Approved 2003 Development Plan.

[Redacted signature area]

Yours truly

Maurice and Anita Lindsay

[Redacted] 404 Cartwright St.

Saskatoon, Sk. [Redacted]

Phone: [Redacted]

Email: [Redacted]

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Dale Johnson - Proposed Willows Concept Plan Amendment - File CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, November 5, 2021 5:00 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Dale Johnson - Proposed Willows Concept Plan Amendment - File CK 4131-24

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

Submitted on Friday, November 5, 2021 - 17:00

Submitted by user: [REDACTED]

Submitted values are:

Date Friday, November 05, 2021
To His Worship the Mayor and Members of City Council
First Name Dale
Last Name Johnson
Phone Number [REDACTED]
Email [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 DREAM's Amended proposal at the Willows
Meeting (if known)
Comments

We are very much opposed to DREAM'S amended proposal at the Willows. We bought our townhouse here under the impression that DREAM'S 2003 proposal for future development would be implemented at some time in the future. We are very much opposed to DREAM'S amended proposal that includes a hotel, commercial property and a much denser housing development plan. The Willows is supposed to be a Residential Golf Community and we are quite disappointed that a developer would try to drastically change our community. The Municipal Planning Committee's meeting was conducted very unfairly. There was a lot of opposition presented at this meeting and it did not get the exposure that it deserved. With all the opposition from the Willows community, how could this committee recommend allowing DREAM to continue with this unwanted proposal? Please don't let DREAM get away with this proposal. Thanks

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Brian Gerhardt - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, November 8, 2021 10:11 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Brian Gerhardt - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Monday, November 8, 2021 - 10:10

Submitted by user: [REDACTED]

Submitted values are:

Date Monday, November 08, 2021
To His Worship the Mayor and Members of City Council
First Name Brian
Last Name Gerhardt
Phone Number [REDACTED]
Email [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 rezoning request submitted by Dream
Comments

Hello Mayor Charlie Clark, Mairin Loewen, and other council members, Lorraine Tucker and I moved into the community of Willow Glen late last fall and we are opposed to the application to amend the Willows Neighbourhood Concept Plan submitted by Dream Developments. Rezoning this area would be very unfair to us and all the people who have made substantial investments in an area that is very well suited to citizens that are semi retired or enjoying their retirement years. There is plenty of development in the city for those that wish to live in higher density areas with all the amenities that are expected in such areas. In my opinion Dream's proposed changes will overload existing traffic infrastructure, change the dynamics of a peaceful quiet area that has lots of green space and they will destroy the homes of many types of wildlife. The proposed changes will be detrimental and have a lasting negative environmental impact.

Dream Developments will already make themselves a handsome profit changing half of the Willows Golf course property into residential lots. Their commercial interests here serves only their pocket books! Don't let them change the ambiance of this area that many of your citizens value in a place to call home.

Brian Gerhardt
[REDACTED]-201 Cartwright Terrace
Saskatoon

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Charles Rhodes - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24
Attachments: city_council_letter_nov._9_2021.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 9, 2021 12:09 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Charles Rhodes - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Tuesday, November 9, 2021 - 12:08

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 09, 2021

To His Worship the Mayor and Members of City Council

First Name Charles

Last Name Rhodes

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] 202 Cartwright Terrace

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) Willow Glen Condominiums

Subject Proposal to Amend the Willows Neighborhood Plan

Meeting (if known) City Council Meeting

Comments

This letter is sent to his Worship Mayor Charlie Clark and City Councilors for the November 22 meeting of Council. It is sent by the Board of Directors of Willow Glen Condominiums on behalf of the residents.

We are not requesting to speak at this time.

Attachments

[city_council_letter_nov._9_2021.docx](#)

Will you be submitting a video to be vetted prior to council meeting? No

Willow Glen

201 Cartwright Terrace

Submission to the Saskatoon City Council

Prepared by:

The Board of Willow Glen Condominiums

Connie Cuff

Brent Martian

Terri Ducie

Arnold Kostuik

Len Gusthart

Chuck Rhodes

Larry Gabrush

November 9, 2021

Willow Glen homeowners and residents would like to take this opportunity to sincerely thank in advance your Worship Mayor Clark and Councilors for your time and careful attention in listening to, reviewing, and considering all of the individual and collective Willows homeowners' concerns regarding the proposed amendments to the Willows Neighborhood Concept Plan. ***We want to clearly state up front that we continue to fully support the currently approved Willows Neighborhood Concept Plan.*** As you know this plan consists of two Phases. Phase 1 is nearly completed. Phase 2 consists of an additional 125 individual lots yet to be developed.

However, we continue to strongly oppose the proposed Amendment to the Plan and are expressing our desire that the existing DCD4 of the Zoning Bylaw remain as is and not be changed. Below we have outlined our key concerns with the proposed Amendment to the currently approved plan:

- The Willows was planned, designed, and marketed as a residential golf community unique to Saskatoon. This fact was even noted by a member of the Planning Dept. staff the Willows neighborhood is unique; it is "*Saskatoon's only residential golf course community*". Our homeowners purchased their current properties, usually at a premium, based on this concept as outlined in the 2003 approved Willows Neighborhood Concept Plan. The dramatic changes and scope of the alterations proposed totally deviate from the concept, plan, and design of a residential golf community; and the changes being proposed would alter the appearance, lifestyle, ambiance, and appeal of this community forever. They are a radical departure from the Council approved plan and most definitely would NOT enhance our community.
- A hotel and commercial units were never part of the original concept plan. In fact, the description specifically prohibits such development. As homeowners we oppose the addition of a hotel and commercial business units, not only due to the increases in traffic and congestion that will be added onto the streets of our community, but more importantly because with the addition of a hotel and commercial businesses the Willows is no longer a residential, lifestyle focused community, but rather a tourism and retail oriented community. We did not purchase property to live in this type of community. Note: Within *walking distance* of the Willows community we have 3 hotels, and every type of commercial business and professional service one could need.
- We strongly object to the proposed change in traffic flow. The original Plan had all streets in Phase 2 entering and exiting on Lorne Avenue. The Proposed Amendment has all streets entering and exiting on to Cartwright

Street with some limited access on to Lorne Avenue. This will greatly increase traffic noise and congestion in the community. In addition this increase in traffic flow will greatly reduce safety for the many cyclists, walkers, and joggers who currently use this street on a daily basis. It should also be noted that traffic has already been identified as an issue of concern during a recent traffic study conducted by the City on Cartwright Street. Just this summer the city installed traffic calming measures to increase safety on this street to address existing concerns.

- Although this proposed Amendment has been marketed by Dream as an improvement and enhancement to the community with an additional focus on the inclusion of amenities for residents, it should be clearly understood that *none of the changes in the proposed amendment have been requested or suggested by residents*. Dream has indicated they would consider adding amenities such as tennis courts and a swimming pool. These additions could be done tomorrow without any change to the original Neighborhood Plan. It appears that any promises like these made by Dream, which do not require City Council approval to implement, are merely to make their proposed changes more palatable to our residents in hopes of reducing opposition to what they actually need approval for with little assurance that these enhancements will be implemented in the future.

In closing, we would like to leave you with some questions to consider:

- 1) The Willows has been a vibrant, attractive and unique flower to the City of Saskatoon's bouquet of neighborhood choices. While we realize change is always going to occur, is it appropriate to degrade and grossly alter this wonderful and successful community in order to give in to the demands a national land development company has made in order to address their financial coffers at the expense of our own Saskatoon residents?
- 2) Is it good city planning to insert a hotel and commercial units in an *established neighborhood* when a full slate of such amenities is just a short distance away?
- 3) Is the likelihood of increased traffic noise, congestion, and reduced safety to be ignored when an already approved plan would not impact traffic on Cartwright Street at all?

You should know that Willow Glen has 67 adult residents in 36 houses of which 61 (91%) have signed individual letters objecting to this bylaw change. These letters have been submitted to Anastasia Conly in the Planning and Development Dept., with copies sent to our Councilor Mairin Loewen, and demonstrate the united opposition of Willow Glen residents.

Thank you again for your time and careful consideration of our concerns. The Willows is a splendid place to live, and we hope it continues to be for many years to come.

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Terry Bergan - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 9, 2021 12:36 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Terry Bergan - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Tuesday, November 9, 2021 - 12:35

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 09, 2021
To His Worship the Mayor and Members of City Council
First Name Terry
Last Name Bergan
Phone Number [REDACTED]
Email [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 Willows - Dream Proposal/Ammendment
Meeting (if known) Council
Comments

I submit this note in full support of the numerous opposition letters and the Willow Glen letter dated November 9, 2021, expressing our concerns and opposition to the "proposed amendments to the Willows Neighbourhood Concept Plan". As I've presented in previous correspondence, I've followed in detail the proposal and various revisions, I've had a few discussions with Dream and cannot support any of the proposed changes.

I hereby submit this note, expressing my strong opposition as noted above. Tx

Terry Bergan
[REDACTED]-201 Cartwright Terrace
Willow Glen

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Yvette Sander - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 9, 2021 2:02 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Yvette Sander - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Tuesday, November 9, 2021 - 14:01

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 09, 2021

To His Worship the Mayor and Members of City Council

First Name Yvette

Last Name Sander

Phone Number [REDACTED]

Email [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 Willows development

Meeting (if known) City council meeting on Willows amendments to existing plan

Comments

As a resident who purchased a home in a very quiet and beautiful area with the promise no commercial expansion would occur, I STRONGLY object to Dream holdings amending this plan. I also read in the Star Phoenix a few months ago that Dream holdings were experiencing financial trouble in eastern Canada. Their solution seems to resolve this crisis by increasing unwanted development in the Willows here.

Traffic and noise will destroy this area which was purchased at premium prices with guarantee that no commerce would be proposed . Please support your local taxpayers instead rather than to satisfy the Dream corporation from eastern Canada.

Thank you.

Yvette Sander

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

Submission to Saskatoon Mayor and City Council Meeting

Nov. 22, 2021

This letter urges City Council to reject Dream's amendments to the proposed text and map amendments: Bylaw NO 9785- The official Community Plan Amendments.

The City of Saskatoon has encouraged citizens to engage with the city on proposed changes to community plans. The Willows, a residential and golf community, has taken this in good faith. Several hundred pages of reactions to this proposed new plan were provided to the MPC for consideration. The overwhelming majority of residents were strongly opposed to Dream's proposed amendments to change our community from its original approved plan. It was appalling to witness the MPC's lack of consideration for how our community felt about these changes and for what it would mean to the character of our residential and golf community. In spite of the vast amount of information provided to MPC by our communities (in opposition) only two questions were even asked of the presenters:

- a) one question from the chair about the direction of traffic flow out to Lorne Avenue
- b) one question for each presenter from Mr. Jeffries about what an acceptable change from the original plan for expansion in the community would be

At the conclusion of the community and individual presentations questions were requested. None were received. The Willows Community asked four questions of the MPC. They did not attempt to deal with these or even seem interested in the issues raised. Will Council attempt to deal with these issues and questions that will alter the appearance, lifestyle, ambiance, and appeal of this community forever?

1. Is it appropriate to degrade and grossly alter this wonderful and successful community because a development company wants to squeeze out a few more dollars in land sales?
2. Is it good city planning to plop down a hotel and commercial units in the middle of an established residential neighbourhood when a full slate of such amenities is just a short distance away in Stonebridge (an area planned to accommodate commercial and hotels)? Is Dream's new proposal not a radical departure from the Council's approved plan for a residential and golf community?
3. Is the likelihood of increased traffic noise and congestion to be ignored when a preventative solution is already approved?
4. We realize change is always going to occur. However, will the changes improve the life of Saskatoon citizens now and in the future? Or will the proposed changes only enrich the financial coffers of a national company that is focused primarily on land sale?

Thoughtful and considered debate by Council on this very important proposal for text and map amendments to our community is anticipated. If Council wants to build better communities it must be prepared to listen to the concerns and wishes of its residents and taxpayers. Should Council approve the Dream proposal, our quality of life at the Willows will be downgraded and our property values will decrease. The only beneficiary will be Dream Corporation.

Thank you for your consideration.

Len Gusthart

Unit [REDACTED]

201 Cartwright Ter

Saskatoon, SK

[REDACTED]

Submission to Saskatoon Mayor and City Council

Nov. 22, 2021

This letter urges City Council to reject Dream's amendments to the proposed text and map amendments: Bylaw NO 9785- The official Community Plan Amendments.

The City of Saskatoon has encouraged citizens to engage with the city on proposed changes to community plans. The Willows, a residential and golf community, has taken this in good faith. Several hundred pages of reactions to this proposed new plan were provided to the MPC for consideration. The overwhelming majority of residents were strongly opposed to Dream's proposed amendments to change our community from its original approved plan. It was appalling to witness the MPC's lack of consideration for how our community felt about these changes and for what it would mean to the character of our residential and golf community. In spite of the vast amount of information provided to MPC by our communities (in opposition) only two questions were even asked of the presenters:

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- b) one question for each presenter from Mr. Jeffries about what an acceptable change from the original plan for expansion in the community would be

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1. Is it appropriate to degrade and grossly alter this wonderful and successful community because a development company wants to squeeze out a few more dollars in land sales?
2. Is it good city planning to plop down a hotel and commercial units in the middle of an established residential neighbourhood when a full slate of such amenities is just a short distance away in Stonebridge (an area planned to accommodate commercial and hotels)? Is Dream's new proposal not a radical departure from the Council's approved plan for a residential and golf community?
3. Is the likelihood of increased traffic noise and congestion to be ignored when a preventative solution is already approved?
4. We realize change is always going to occur. However, will the changes improve the life of Saskatoon citizens now and in the future? Or will the proposed changes only enrich the financial coffers of a national company that is focused primarily on land sale?

Thoughtful and considered debate by Council on this very important proposal for text and map amendments to our community is anticipated. If Council wants to build better communities it must be prepared to listen to the concerns and wishes of its residents and taxpayers. Should Council approve the Dream proposal, our quality of life at the Willows will be downgraded and our property values will decrease. The only beneficiary will be Dream Corporation.

Thank you:

Esther Gusthart

Unit [REDACTED]

201 Cartwright Ter

Saskatoon, SK

[REDACTED]

November 5, 2021

To: Mayor Clarke and City Councillors

From: Murray & Carol Osborn

Re: Dream's Proposed Amendment for The Willows

Cynthia Block
Ward 6



Please accept this submission as opposition to the proposed amendment for the completion of The Willows neighbourhood.

1. You have by now or soon will receive numerous objections. Over 80% of the residents of The Willows have written, e-mailed, phoned, and/or have met with Administration and Councillor Loewen. As politicians you must be excited that a file has not been met with apathy!
2. These objections cover the range of issues- commercial, fee simple, increased density, safety and security, hotel in the middle of an existing neighbourhood, and other arguments.
3. We will not take your time to mention all the objections in detail. You will learn more about these before November 22 and on that date. Let us simply say that any change from the 2003 plan will be a complete abdication of faith and trust by both the developer and more importantly the city. Residents who occupied their home before November 2020 were never told of any changes to the plan. Builders and/or real estate agents talked of The Willows build-out plan, known as Phase 2; it was expected to be the same as Phase 1. Dream has never attempted any meaningful dialogue with the residents.
4. The proposed amendments are a drastic change. The passage of time and years do allow for change. But we have not received any arguments from the developer nor City to justify the drastic deviations from the original plan. We are led to assume that more sales income and tax revenues are the main reasons for the amendment. Neither is good enough to alter a vision for The City of Saskatoon.
5. We ask you to look at the roadway proposed just to the east of the clubhouse. This is the road to the new housing in the south. There will be walking traffic from the parking lot to and from the clubhouse (keep in mind a renovated clubhouse with swimming pool, children's play areas, pickleball and tennis courts...this is what the golf course members were told on November 1, 2021 by Dream). There is cart traffic from the clubhouse to the first tee across Cartwright, golf cart traffic from the 9th green back to the clubhouse. This movement is close to the entrance/exit from the traffic circle. The traffic volume will be high through a congested area. This will be dangerous, unsafe for walkers, golf patrons, golf cart operators, vehicle operators. The proposed road is an integral component of the amendment. If for no other reason, the amendment should be denied as presented.
6. The Willows Golf Course is a privately owned operation. It sells annual memberships; but there is no annual meeting, no board of directors, no finance committee, and so on. We have been told since December 2020 by Administration that they have no say in the

golf operation. It could be 36 holes, 27, 18, 9 or 12. There need be only a golf course as part of the "residential golf course community". Dream's presentation at the Municipal Planning Commission used the poor financial returns of the golf course as justification for increased density and commercial development. Administration too picked up this theme and wondered what would happen if the golf course ceased to operate. Does administration truly believe that the golf course will cease operations as they are developing Phase 2 and selling housing properties to builders? Does it believe that Dream's financial situation is so dire to have this happen? One can only imagine that financial returns from Stonebridge, Brighton, and even Phase 1 might be enough! Not to mention the financial resources from the rest of the country. This is a publicly traded company with headquarters in Toronto. As a city we need not protect operations of such a corporation.

7. Further to the golf course operation, a review of the city-owned Holiday Park with 27 holes, and contacting privately owned Moon Lake may provide some very interesting answers to the viability of 27-hole golf operations. We have reached out to both. It is doubtful that the argument of poor Dream has much merit.
8. The wording of the DCD4 regulations states that commercial within The Willows is allowed for the "normal operations of the golf course AND the daily needs of the residents." It does not state "for the normal operations of the golf course OR the daily needs of the residents". How do specialty shops such as meat vendors, pet grooming, professional services such as dentists or doctors meet the definition of accepted commercial outlets? The proposed hotel-whether it a wellness/Nordic spa type or any other type- stretches the imagination of meeting the needs of the golf course and residents.
9. Administration has stated that the proposal does not incorporate any significant change from any other area of the city. This is exactly the issue. The Willows should be different from any other area of the city. It is the only golf course residential neighbourhood. The OCP and DCD4 bylaw address this uniqueness. The Willows area was annexed, planned, approved, and executed in Phase 1 to recognize this difference. Phase 2 was planned to be consistent with Phase 1. The proposal should be considered as to how it will remain unique, not how it will be the same as other neighbourhoods (if this were the case, Montgomery Place should be examined...no commercial, no sidewalks, limited services; it should be changed to make it the same as other neighbourhoods!)
10. We ask that Council review the proposed amendment carefully. We ask that you review the community objections carefully. We ask too that you review the process that has been followed in 2021 during this unusual time of Covid. Yes, the appropriate steps were followed but No, the normal execution within these steps was not able to happen. There was no real opportunity for questions and answers, there were technical difficulties on Zoom presentations. This is not the largest area of development that will come before Council. But it is one that must be dealt with truth, trust and integrity. We sincerely hope that City Council will honour a commitment that was made almost 20 years ago. You have an obligation to finish a vision that was created for a special neighbourhood within the City of Saskatoon.

11. This objection is not NIMBY. We likely will not be residents of The Willows as it is completed. We will be gone or in assisted living. It is about the vision of this neighbourhood; it is about the vision for this city. You as Council have both the opportunity and the responsibility to finish a unique, one-of-a-kind neighbourhood. Thank you. We trust that Council will make the correct decision and deny this application.

Murray & Carol Osborn
[REDACTED] - 301 Cartwright Terrace

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Lorraine Tucker - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Thursday, November 11, 2021 12:57 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Lorraine Tucker - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Thursday, November 11, 2021 - 12:56

Submitted by user: [REDACTED]

Submitted values are:

Date Thursday, November 11, 2021
To His Worship the Mayor and Members of City Council
First Name Lorraine
Last Name Tucker
Phone Number [REDACTED]
Email [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 rezoning request submitted by Dream/proposed amendments to The Willows concept plan Meeting (if known)
Comments
To: Saskatoon City Council
From: Lorraine Tucker
Re: Proposed Amendments to The Willows Concept Plan

I am writing to express my objection to the amendments which have been proposed regarding the Willows Concept Plan. I purchased my home in Willow Glen ([REDACTED]-201 Cartwright Terrace) one year ago in October. My spouse, Brian Gerhardt, and I spent many months looking for a home that would enable the lifestyle we wanted. The location and the ambiance here in the Willows is what drew us to Willow Glen. I invested a significant amount of money to have a home in a residential area where it is quiet, with beautiful greenspace, less traffic and has safe and easy access to walking paths. Having access to a full complement of services nearby including hotels and retail easily accessible, but not intrusive, is an added benefit.

I believe the proposed changes will alter the idyllic area of the Willows and degrade our property values. There are

several hotels, commercial retail, as well as professional services easily accessible to The Willows. These services are within walking distance. I do not agree with construction of commercial and retail businesses in our neighborhood which was originally designated residential only. In addition, these proposed changes, including the entrance and exit of Phase 2 onto Cartwright, will increase traffic and noise on Cartwright as well as impact traffic and pedestrian safety on a street that is narrow and not built to accommodate a lot of traffic. It is difficult to understand the benefits of these changes, both to the neighborhood and to the city.

The proposed amendments will disrupt the positive aspects of living in the Willows. I understand the owner wants to maximize their profit, but I object to it happening at the resident's expense. I bought property because the original concept plan was one that resonated with how and where we wanted to live. To change the plan now seems unfair to the residents of The Willows who bought into the original concept plan.

Thank you for taking my concerns into consideration.

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Sandie Matheson - Proposed Dream Development Amendment for the Willows - CK 4131-24

From: [REDACTED]
Sent: Friday, November 12, 2021 2:22 PM
To: Clark, Charlie
Cc: Web E-mail - City Clerks <City.Clerks@Saskatoon.ca>
Subject: Proposed Dream Development Amendment for the Willows

[Warning: This email originated outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

November 10, 2021

Dear Mayor Clark,

Greetings. My name is Sandie Matheson. We have had the pleasure to meet on several occasions. My husband Doug and I reside in the Willows on 602 Cartwright Street, and I am also a member of the 'Waterford at the Willows' strata condominium board which represents 602 Cartwright Street. Doug and I are grateful and appreciate the opportunity to live in a quiet residential area such as the Willows. We look forward to living in this community in its present form for years to come.

I am writing to you regarding the application for the proposed amendment from Dream Development, and the developer's intention to forever alter the character and nuance of the Willow's community. I cannot begin to express my concern for such a transformation, and the process, or lack thereof, to acknowledge the voices, and the solid, consolidated, articulated opposition of our residents. I am passionate about maintaining the community we know in its existing form.

For the past eleven months, our community has put forward extraordinarily strong, calculated facts and letters stating our position. Close to 90% of our residents are opposed to Dream's amended plan, and that plan would take away specific aspects of the Willows neighbourhood that were marketed and promised to home buyers by Dream itself prior to 2020. This opposition from residents has been documented and submitted officially to the City of Saskatoon. 228 letters of opposition to Dream's plan from residents have been submitted to the City Clerk's office from 602/Waterford residents alone. The opposition and letters submitted by the surrounding seven residential streets and condominium associations have been equally as prolific in their correspondence.

I ask that you take the time to become informed and educated before the vote regarding the Dream Development's amendment on November 22nd. Attached is a fact sheet on this matter, but I am confident that you might already be familiar with the proposed amendment, and our community's advocacy. The impact of this amendment, if accepted, would dramatically affect seniors in the close lying condominium units, as well as all families in the surrounding areas. The increased traffic, change in zoning, commercial development, population increase, and diminishing green space are all factors of significant concern. NO other residential area of Saskatoon has had a hotel complex plummeted into the centre of their community. This scenario is not the plan residents would foresee or commit to when purchasing a property in the community.

Please take time to review the attached fact sheet (which was prepared for Municipal Planning Commission meeting for Oct. 26, 2021). I trust, at this time, that yourself and City Council will recognize and respect the voices from our community and appreciate the passion and commitment that our residents have shared to preserve the substance of our quiet community as it exists. We look forward to your support.

Kind Regards,

Sandie Matheson

My address is [REDACTED] 602 Cartwright Street Saskatoon, [REDACTED]

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Joseph Monette - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, November 12, 2021 3:58 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Joseph Monette - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Friday, November 12, 2021 - 15:57

Submitted by user: [REDACTED]

Submitted values are:

Date Friday, November 12, 2021
To His Worship the Mayor and Members of City Council
First Name Joseph
Last Name Monette
Phone Number [REDACTED]
Email [REDACTED]
Address [REDACTED] 401 Cartwright Street
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable) N/A
Subject Willows Amendment - OPPOSITION
Meeting (if known) City Council November 22, 2021
Comments
We do not want/need additional commercial development in the CENTER of the Willows neighbourhood
We don not need a hotel/spa;
Over 80% of Willows residents, whom this amendment directly affects have voiced individual letters in opposition to the MCP priorate to their meeting on October 26, 2021;
Oppose additional traffic being DUMPED onto Cartwright St;
Dream Development has not been open, candid nor truthful regarding their plan
An environmental assessment with regards to animal habitat has not been conducted especially on moose, deer, rabbit, falcons, ducks, geese, etc on how their movement will be adversely affected
Attachments
Will you be submitting a video to be vetted prior to council meeting? No

Walter, Penny

From: City Council
Subject: FW: Email - Communication - August Sander - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Sunday, November 14, 2021 11:27 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - August Sander - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Sunday, November 14, 2021 - 11:26

Submitted by user: [REDACTED]

Submitted values are:

Date Sunday, November 14, 2021
To His Worship the Mayor and Members of City Council
First Name August
Last Name Sander
Phone Number ([REDACTED])
Email [REDACTED]
Address [REDACTED]-201 Cartwright Terrace
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable) Willow Glen Condominiums
Subject The Willows Concept Plan Amendment
Meeting (if known) City Council, November 22, 2021
Comments

Mayor Charlie Clarke and Council Members

It is rather ironic that we, as tax paying citizens, have to approach our local government, asking them to do the right thing. When we moved into The Willows we bought into a deal which promised no Commercial development. Dream is proposing that the Promise be scrapped. As the poet said, "a promise made is a debt unpaid.....". We do not want or need commercial development(s) at the willows.

Truly

A.P. Sander

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

November 14, 2021

Submission to the Saskatoon City Council

As a long term resident of The Willows, I wish to express my disappointment in Dream's proposal for the commercial development consisting of a hotel/spa complex, and a commercial strip mall. When we built our home in The Willows, we were not opposed and we well aware of the additional residential under consideration for Phase Two. The hotel and commercial complex were **NOT** part of the plan and yet Dream feels that this is necessary. In addition the proposed change in traffic flow is disturbing. The original plan calls for access from Lorne Avenue, and now the proposed amendment has the all streets entering and exiting on to Cartwright Street with limited access on to Lorne Avenue. We have three new hotels with-in walking distance, and additional commercial stores. More are being built in this commercial area.

Dream has also suggested adding some amenities such as a swimming pool and tennis courts next to their current complex. This was just a ploy, in my opinion, just to make their proposed changes in Phase Two more acceptable to the residents of The Willows.

My question is :

Do we really need another hotel/spa complex along with a commercial development??

The Willows has signage at each end of the neighbourhood indicating that this is a residential and golfing community. The Willows is a unique and attractive neighbourhood in the City of Saskatoon.

Why is Dream trying to destroy the ambiance of this area with their commercial development??

Best regards,

Arnold and Shirley Kostuik

■ 201 Cartwright Terrace

Walter, Penny

From: City Council
Subject: FW: Email - Communication - A Kirsten Logan - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24
Attachments: The Willows letter to City Council November 14, 2021.docx

From: Kirsten Logan [REDACTED]
Sent: Sunday, November 14, 2021 5:41 PM
To: [REDACTED]

[REDACTED]
Meeting of City Council November 22, 2021

Hello

Attached is my letter which I have submitted to be considered at the meeting of City Council on November 22, 2021.

I am submitting this letter in opposition to the application made by Dream Developments to amend the Official Community Plan and DCD4 Amendments. I, along with the vast majority of the residents of The Willows, oppose the application made by Dream to radically alter the Community Plan approved by the City in 2003 and upheld in 2014. This proposal by Dream is unnecessary for the City of Saskatoon and will be hugely detrimental to the residents of The Willows only to benefit the bottom line of an Ontario company.

Please consider the comments in my letter and vote to deny the application to amend the Community Plan.

Thank you for your attention.

A Kirsten Logan, Q.C.
[REDACTED] 501 Cartwright Street
Saskatoon, Saskatchewan,
[REDACTED]

To: The Mayor and Council

Re: OPPOSITION to the Proposed Willows Concept Plan, Official Community Plan DCD4 Amendments Applicant: Dream Developments

Meeting: City Council November 22, 2021

Introduction

My name is Kirsten Logan. My husband and I purchased our home at 21-501 Cartwright Street in April of 2007. Like most people, the purchase of our home is the single largest investment in our life. But it is more than an investment. It is our home.

Prior to purchasing our home, we conducted our “due diligence” and fully investigated the parameters of this “unique” “low to medium” “residential development” to be integrated with the Willows Golf and Country Club. After having done so and relying heavily on the bylaws and the representations that we had received from Dundee Developments [now Dream Developments] [“Dream”] we proceeded with the purchase. Our plan was, and is, for this home to be our final home. It was a long-term commitment. It was where we intended to live, work and retire. With this in mind, we fully landscaped our property, maintained our property and invested in significant renovations to improve the interior and exterior of house and yard.

To say that we are concerned and disappointed with the proposed change to the bylaw and “concept” is an understatement. Changing the rules at this stage is an unprincipled breach of trust that should not be tolerated, let alone condoned, by the City of Saskatoon. Breaching the spirit and intent of what we have been led to believe was a long term legal and moral commitment made to us by both the City and Dream is disgraceful.

The proposed change should not, and must not, be approved.

Phase 1 and Phase 2

We purchased our home at the Willows fairly early on in the development. Our street, known as 501 Cartwright Street, had only 8 houses on it. Gradually the 41 lots were filled. Over time, 602 Cartwright Street and three additional

condominium buildings were initiated and, as of now, are almost fully developed. That completed, more or less, Phase 1 of the development.

Quite frankly, having only Phase 1 on a 36-hole golf course would suit us quite fine. The openness and low density are exactly what we wanted. However, we knew that there might come a day when the golf course would lose 9 holes and become a 27-hole golf course and that Phase 2 would be developed. As mentioned, although we prefer the status quo, we fully understand that it would be unreasonable of us to petition the City to stop the previously approved Phase 2 development from proceeding, because we went into this long-term venture knowing that this was what had been bargained for. I say this to underscore the point that it would be just as wrong for us to lobby the City to shut down the long ago approved Phase 2 development as it is wrong for Dream to try to radically and significantly change what the City had approved as the “concept” in 2003 and was promised to us in 2007.

Radical Change

What is being sought by Dream is a radical and significant change to what had been previously approved.

The initial Phase 2 plan was projected to have an estimated 283 units [697 residents]. The proposed Phase 2 plan would have 776 units [1697 residents]. This is an increase 493 lots, which amounts to a bump in the density of 174% to Phase 2. This is not a minor tinker with an existing plan—this is a significant and large-scale change.

People who have invested their life savings into a home believing that they would be bordering green space, face the prospect of construction and housing abutting their property. This is simply not fair.

Also, the lots proposed will be much smaller and will be more akin to other neighborhoods, such as Stonebridge, which is not what was contemplated by those of us who purchased at the Willows, believing, justifiably, that the entire project—both Phase 1 and Phase 2 was going to be, according to the existing Zoning Bylaw, “. . . a unique category of residential development by integrating larger lot, one-unit dwelling and low to medium density multiple -unit dwellings with the Willows Golf and Country Club” and to “create single-unit lot areas, frontages, front, rear and side yard setbacks that generally exceed the typical standards for conventional residential development . . .”

Further, as if the increase of the residential density in a low to medium density environment is not problematic enough, Dream proposes a hotel and other commercial construction. Again, as mentioned, neighbors who purchased their property in good faith and expected to have green space abutting their property now have the worry that they will be facing the back of a hotel or a commercial facility, with all of the waste removal, delivery trucks and other things that come along with such a zoning change. Dream's proposal purports to deal with the increased traffic, brought on by the increased number of residents in the area along with the hotel and other commercial businesses, by using Cartwright Street rather than Lorne Avenue. This additional negative aspect of the new application will bring on increased risk of accidents to the current residents as well as the nuisance of noise, disruption and destruction of views and green space. This is not what was contemplated by anyone when the good citizens of this City purchased and constructed their homes at the Willows.

In addition, the suggestion that Phase 2 will move to a fee simple [non-condominium] development creates further complications, the significance of which are not yet fully understood, to the current residents of Phase 1, who are all part of several condominium organizations. Is the City wanting to "take over" the obligations of the current condominium corporations? What happens to the reserve funds? Who is responsible for all of the costs of converting condominiums back to fee simple-if that was to happen? Again, all the rights, responsibilities and obligations of existing residents are being sacrificed in order to clear the way for more profit for Dream.

Why?

As far as I am aware, there has never been a reason given as to "why" this massive change is being requested. Although the reason has not been offered, it is obvious. Money. Dream, the Ontario based corporation that is proposing the change, wants to extract more money from Saskatoon at the expense of the existing residents. While I am not privy to the cost of lots in Saskatoon or the proposed development, simple arithmetic would suggest that adding an additional 493 lots to Phase 2 would expand profits exponentially. Even estimating the sale price of one of the lots at a modest \$300,000 per unit, this would add close to **\$150 million dollars**, in addition to whatever additional profit was built into the original plan, to the pockets of Dream. It is important to underscore that this \$150,000,000.00 would be in addition to whatever profit was contemplated in the original plan. Granted,

there are infrastructure costs that need to be expended, but, this number does not include the additional revenue that would accrue to Dream in relation to the sale/lease of the hotel and proposed commercial units. The bottom line is that the motivation for the proposed change is to put money in the pockets of the Ontario corporation, at the expense of the citizens of the Willows neighborhood in Saskatoon who whose homes will be negatively affected. While I certainly understand that corporations are entitled to make money, to change the rules part way through, to our detriment, must not be allowed.

Dream is suggesting that it is losing money on the golf course, and if the change to the bylaw, zoning and community plan is not allowed, they might close the golf course and let it deteriorate. This is nothing but a disingenuous ploy. Over the last 18 months golf has been flourishing in the City. If Dream is unable to make money on the golf course, it is because of poor management. The course has had at least 3 managers in the last 5 years. It is decreasing the number of memberships being offered for the 2022 season. Even without the pandemic, my husband and I do not patronize the restaurant as we did when we first moved here, because the food quality has deteriorated to the point that meals are inedible, and the service is abysmal. From my perspective, the suggestion that Dream will abandon the Willows is an empty threat to force the City to change the Bylaws and Zoning to pave the way to increase Dream's profits. I am confident that if Dream abandons the golf course, a new owner would quickly take over and we would all be better off.

Developer Enticements

In a somewhat clumsy attempt to placate the existing Willows residents, Dream has floated out some very murky, imprecise and ill defined "promises" as to what it is going to do with some of the profits they will reap. Pickle ball courts, a swimming pool, cross-country ski trails, and an active club house for the residents are all being dangled before us in a veiled attempt to influence favour towards the proposed changes. However, there are at least two major flaws with Dream's approach.

First, even if Dream proceeded with these vague promises, the benefits that would allegedly accrue to the Willows residents would pale in comparison to the loss of value to our property and the loss of esthetics that we will collectively suffer.

Second, I have zero confidence that the implementation of any of these amenities will happen. If this was a genuine intention, one wonders why these amenities

were not initiated long ago. The organization that has operated the Willows since we moved to our home, almost 15 years ago, has been less than accommodating to our neighbourhood. Yes, over the past couple of years a short cross-country ski trail has been set. Yes, a few years ago the Willows Golf Club did offer 15% off a round of golf if one was a resident. But aside from that, there has been not much else. I understand that the number residents who have golf memberships at the Willows Golf Club is embarrassingly low. Most prefer to go elsewhere, such as the Riverside Golf Club. Because of poor management and service, there is little or no benefit to becoming a member. The suggestion that Dream is somehow going to change its well established and consistent practice of ignoring the residents is absolutely inconsistent with the way in which they have treated the residents since we have lived at the Willows. My lack of confidence in Dream following through with these enticements, such that they are, is further demonstrated by the very fact that they are making application for this bylaw amendment to change the unique nature of the Willows that was promised to us on our purchase of our home.

Municipal Planning Commission Recommendation Unreliable

I listened to the proceedings of the Municipal Planning Commission [Commission] meeting held October 26. I was dismayed by the process. Dream was given at least an hour to make its pitch. I realize that it is their application to make, however, those speaking in opposition to the application were given a strict five minutes to put forward their argument which they supported by evidence and visual aids. No comments or questions were posed regarding the positions put forward except for the same question asked by the same Commission member of all presenters to the effect of “What changes to the existing Phase 2 of the development are residents prepared to accept?” It appeared that the Commission did not take the facts or nature of the opposition into account. Only one member of the Commission dissented from the Commission’s recommendation that Dream’s application be approved, and was taken to task for that by the Chair. The Commission approved Dream’s application without any deliberation by its members. The lack of due process by the Commission in that meeting was most concerning. As a result, no weight should be given by Council to the recommendation made by the Commission because the process was seriously flawed.

Conclusion

The idea that anyone would approve the changes being sought by Dream is reprehensible. The legal and moral contract that was made with the Willows residents who invested significant resources on their homes on the basis of what they were led to believe would be a unique low-density residential neighborhood, should not be displaced whether to increase the profit level of Dream or whatever other justification Dream puts forward.

This is a very, very important issue that strikes at the heart of my being in this City. A decision to approve the Dream proposal to enable it to balloon its profits at the expense of the residents of the Willows will cause irreparable harm as between the City and the residents. Our trust in our current civic leaders will be lost and will never be restored. I would respectfully request that the proposed change be denied.

A. Kirsten Logan, Q.C.
21-501 Cartwright Street
Saskatoon, Saskatchewan
kirstenlogan@sasktel.net

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Brant Regust - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Walter, Penny
Sent: Monday, November 15, 2021 8:04 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Brant Regust - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: [REDACTED]
Sent: Saturday, November 13, 2021 10:46 AM
To: Walter, Penny <

- We do not want additional commercial development in the CENTER of the Willows neighbourhood, and certainly no hotel/spa;
- Over 80% of Willows residents, whom this amendment directly affects have voiced individual letters in opposition to the MCP priorate to their meeting on October 26, 2021;
- We oppose to any additional traffic being DUMPED onto Cartwright St;

Brant Regush

[REDACTED]-501 Cartwright Street

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Karen Willms - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Walter, Penny
Sent: Monday, November 15, 2021 8:04 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Karen Willms - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

From: Karen Willms [REDACTED] <[REDACTED]@net>
Sent: Sunday, November 14, 2021 2:48 PM
To: Walter, Penny

Subject: Willows Amendment – OPPOSITION
Meeting: City Council November 22, 2021

I am writing to you today in regards to the proposed amendment at The Willows... I am in opposition to some of the recommendations and would like that to be noted.

The developers and the City created the Willows Community in 2003 as a unique, golf course/residential community with its own zone (DCD4) describing its unique characteristics.

Now, eighteen years later, the developer wishes to substantially change our community by amending the zoning, in a way that I, and over 80% of my fellow neighbors, do NOT desire.

Do the desires of the one developer outweigh the overwhelming opposition of the residents within the community this amendment affects?

I feel the proposal substantially changes the character of the community we were sold...

- I do not desire additional commercial development in the center of our residential community - certainly not a hotel/spa

- I oppose the change from Land Condos to Fee Simple Lots – that is certainly unfair by comparison for resale

- I oppose the changes in lot sizes

We understood and accepted from purchase that there would be a Phase II Development, but thought it would be similar to what was present in 2003.

We ask our Councillors and Mayor to respect your citizens and agree with us and turn down this amendment. As a neighborhood, we are willing to sit down and discuss with Dream and the City, changes we might be willing to accept in the future.

Thank you in advance for your consideration,

Karen Willms
[REDACTED]-501 Cartwright Street
Saskatoon, Sask.

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Sandra Currie - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

-----Original Message-----

From: Walter, Penny
Sent: Monday, November 15, 2021 8:05 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Sandra Currie - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

-----Original Message-----

From: Sandra currie [REDACTED]
Sent: Sunday, November 14, 2021 7:18 PM
To: Walter, Penny

To Whom It May Concern:

We do not want additional commercial development in the CENTRE of the Willows neighborhood, and certainly no hotel/spa;
Over 80% of Willows residents, whom this amendment directly affects have voiced individual letters in opposition to the MCP priorate to their meeting on October 26, 2021;
Oppose additional traffic being DUMPED onto Cartwright Street;
Sandra Currie
401 Cartwright Street
Sent from my iPad

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Ken Currie - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

-----Original Message-----

From: Walter, Penny <Penny.Walter@Saskatoon.ca>
Sent: Monday, November 15, 2021 8:05 AM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Ken Currie - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

-----Original Message-----

From: Sandra currie <[REDACTED]>
Sent: Sunday, November 14, 2021 7:36 PM
To: Walter, Penny

[Warning: This email originated outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To Whom It May Concern:

We do not want additional commercial development in the CENTRE of the Willows neighborhood, and certainly no hotel/spa.
Over 80% of Willows residents, whom this amendment directly affects have voiced individual letters in opposition to the MCP priorate to their meeting on October 26, 2021.
Oppose additional traffic being DUMPED onto Cartwright Street.

Ken Currie
401 Cartwright Street

:

Sent from my iPad

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Ken Hoscheit - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24
Attachments: letter_for_public_hearing.pdf

From: Web NoReply <web-noreply@saskatoon.ca>
Sent: Monday, November 15, 2021 3:12 PM
To: City Council <City.Council@saskatoon.ca>
Subject: Email - Communication - Ken Hoscheit - Concept Plan Amendment Application - Willows Neighbourhood - CK 4131-24

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

Submitted on Monday, November 15, 2021 - 15:12

Submitted by user: [REDACTED]

Submitted values are:

Date Monday, November 15, 2021
To His Worship the Mayor and Members of City Council
First Name Ken
Last Name Hoscheit
Phone Number [REDACTED]
Email [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 would like to submit this letter to express my opposition to the proposed amendment. I would like to attend the meeting remotely by viewing the live-streaming.

Attachments

[letter for public hearing.pdf](#)

Will you be submitting a video to be vetted prior to council meeting? No

November 15, 2021

To All Concerned:

My name is Ken Hoscheit. My wife Joyce and I own and live at [REDACTED] 201 Cartwright Terrace.

I am writing to voice my displeasure once again at Dream Development's latest proposal for the Willows community. Joyce and I moved to Saskatoon three years ago and when looking for a place to live, we chose the Willows for the simple fact that once we crossed the railway overpass on Clarence Ave South and turned west on Cartwright Street, we had the feeling that we were leaving the hustle and bustle of the city behind. This, of course, will all change if Dream Development achieves their goal. Neither Joyce nor I are in favour of commercializing portions of Cartwright Street. We don't feel it's necessary, as we have all the amenities we need a short distance away.

Traffic control has not been properly addressed and cannot ever be addressed without first providing an overpass over the Lorne Ave. railway crossing. Almost all of the traffic from this new area will be pushed onto Cartwright Street, which was not designed to be a collector street. The extra traffic will also overload Clarence Avenue North which is already experiencing problems.

Another concern Joyce and I have is property devaluation. The Willows will no longer be the golf course community concept we bought into. We paid dearly for that concept, we are taxed dearly for that concept, and we are worried that the value of our home will decrease if the new proposal for the Willows is approved.

Sincerely,

Ken and Joyce Hoscheit

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Charles Rhodes - Proposed Amendment to the Willows Neighborhood Plan - CK 4131-24
Attachments: letter_to_council_nov._2021.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 16, 2021 2:31 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Charles Rhodes - Proposed Amendment to the Willows Neighborhood Plan - CK 4131-24

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

Submitted on Tuesday, November 16, 2021 - 14:30

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 16, 2021

To His Worship the Mayor and Members of City Council

First Name Charles

Last Name Rhodes

Phone Number [REDACTED]

Address [REDACTED]-202 Cartwright Terrace

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) myself

Subject proposed Amendment to the Willows Neighborhood Plan

Meeting (if known) City Council public meeting - November 22nd

Comments

I am not requesting to speak, but am attaching a letter for Councilors and his Worship Mayor Clark.

Attachments

[letter to council nov. 2021.docx](#)

Will you be submitting a video to be vetted prior to council meeting? No

Your Worship Mayor Clark and City Councilors,

I have been a resident of Willow Glen Condominium community for over 10 years. Previously we lived in the Wildwood neighborhood for 30 years. We weren't golfers at the time we purchased, but we were attracted to the quiet, natural beauty of the community and the concept of a condominium community. We also appreciated the multitude of professional and commercial services immediately adjacent to the Willows. My reason for writing is that I have serious concerns with some of the key components of the so called *Amendment* to the Willows Neighborhood Plan. **I accept and fully support the original Willows Neighborhood Plan (2003) which will provide an additional 125 lots yet to be developed.**

While it may seem like a matter of semantics, I would strongly suggest that the proposed *Amendment* is really a totally new plan and should be viewed, reviewed and critically considered as such. The scope and significant change being proposed equates to a proposal for a "new" neighborhood, not anything resembling the neighborhood and plan that we currently live in or expected for the future of the Willows community.

In reviewing this proposal there are many questions that arise. I would like to note some that come to mind for me:

- Why would Council approve the construction of a 120 room hotel in the midst of a developed residential neighborhood?
- What is unique about this proposed hotel that makes it *consistent* with a residential golf course community?
- Why would Council approve the construction of a "strip mall" within an existing residential community?
- Can you identify any services that these proposed commercial units will provide that are not already provided within walking distance in the Stonebridge area?
- Dream reported at the recent MPC meeting that the reason for these proposed changes is to secure additional funds to do maintenance on the golf course and renovate the clubhouse. Is this reason sufficient (or appropriate) for Council to justify approval of such a drastic community changing *Amendment*?
- If this *Amendment* is approved will it create a precedent in the City for other commercial businesses to seek financial relief from Council to renovate or upgrade their facilities?
- Under the currently approved Willows Community Neighborhood Plan all residential lots are "bare land" developments meaning they are part of a condominium community. Why would Council approve a change in the development of the phase 2 lots to be "fee simple" meaning the City would then be financially and operationally responsible for the maintenance of roadways, snow clearing of roadways, maintenance of storm and sanitary sewer lines, fire hydrant inspection/maintenance and street lighting? As a tax payer this seems totally inconsistent with the frequent reports from Council of increasing operating costs and the need to increase taxes – can you explain this reasoning?

- Can you list any improvements in amenities or services that this massive disruption to our community will provide? It should be noted that none of the changes proposed by the Dream proposal were requested by residents of the Willows. In fact, there is an overwhelming objection to most of them.
- In “presenting” this *Amendment* at the MPC meeting Dream said it will put in a play park, sports courts, etc. as part of their renovations. All of these additions could be done tomorrow if Dream so desired without any change to the 2003 Neighborhood Plan. Do you think these promotional statements contradict Dream’s overall justification for this *Amendment*?

In conclusion, I trust you will give this very significant *Amendment* the thoughtful and rigorous review that is appropriate. It is a proposal to *negatively change Saskatoon’s only residential golf course community forever*. Thank you in advance for your consideration of my concerns and questions.

Sincerely,

Chuck Rhodes

█-201 Cartwright Terrace

Walter, Penny

From: City Council
Subject: FW: Email - Request to Speak - Sharon Yuzdepski - Opposition to Willow Amendment - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 16, 2021 2:34 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Request to Speak - Sharon Yuzdepski - Opposition to Willow Amendment - CK 4131-24

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

Submitted on Tuesday, November 16, 2021 - 14:34

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 16, 2021
To His Worship the Mayor and Members of City Council
First Name Sharon
Last Name Yuzdepski
Phone Number [REDACTED]
Email [REDACTED]
Address [REDACTED] 401 Cartwright Street
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject Willow Amendment OPPOSITION
Meeting (if known) City Council November 22, 2021
Comments

I strongly oppose any additional commercial development in the centre of the Willows neighbourhood, especially a hotel and spa. It is my understanding that already over 80% of the Willows residents have already voiced their strong opposition through individual letters prior to the meeting that was held on October 26, 2021. I also oppose the additional traffic that would result on Cartwright Street.

In 2003, the developers and the City created the Willows Community as a unique, lovely, and quiet residential community surrounding a golf course. This theme was developed, marketed and sold to us and now the developer wishes to substantially change our community by amending the zoning in a way that I and over 80% of my fellow neighbors oppose? That is unacceptable. This proposal substantially changes the character of the community we were sold. We do not desire additional commercial development in the center of our residential community, and certainly no hotel/spa. We do not want additional traffic dumped onto Cartwright Street. We oppose the changes in lot sizes and changing to Fee Simple Lots. We ask our Councillors and Mayor to protect us as your citizens and turn down this amendment. Your decision will have a lasting impact on the future trust put in you by the people of Saskatoon. I will be submitting a request to speak at the meeting.

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Kathleen Chipperfield - Opposition to Willow Amendment - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 16, 2021 2:54 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Kathleen Chipperfield - Opposition to Willow Amendment - CK 4131-24

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

Submitted on Tuesday, November 16, 2021 - 14:53

Submitted by [REDACTED]

Submitted values are:

Date Tuesday, November 16, 2021
To His Worship the Mayor and Members of City Council
First Name Kathleen
Last Name Chipperfield
Phone Number [REDACTED]
Email [REDACTED]
Address [REDACTED]-401 Cartwright Street
City Saskatoon
Province Saskatchewan
Postal Code [REDACTED]
Name of the organization or agency you are representing (if applicable) self
Subject Willows Amendment -Opposition
Meeting (if known) City Council November 22, 2021
Comments
Willows Amendment by Dream

I believe that the main reason there is so much pushback on the Dream development changes to the Willows plan:

1. They are putting a hotel and commercial strip in the middle of a quiet neighbourhood. One where people paid a premium to be in. Dream has a very large piece of land. The proposed hotel/spa and commercial development could very easily be relocated to either the far north west or far south west sections of the property directly off Lorne Ave. If this was done, then the associated traffic would more likely stay in that area and not be forced down our one and only main road, Cartwright Street. The street is so narrow that there is no room for parking on either side.
2. If kept in the presently proposed location, the associated increase of traffic would not only include the extra hotel and spa traffic, but the associated traffic for the operation of the facility – food trucks, garbage, cleaning, maintenance plus the patron traffic. This is on top of the proposed 1500 homes to be built on the west and middle parts of the property. This would probably add an extra 3000 vehicles using Cartwright Street.
3. The trainline. When trains come by, which is upwards of 15 times per day, the traffic line up and down Lorne Ave goes a considerable distance down the road, often as far as the ice rink and beyond on the south side, and as far as Chop on the north side. Many vehicles already use Cartwright Street as a short cut to avoid the train traffic buildup. When a hotel/spa, commercial property and 1500 more households are added, we can assume this will become a more major problem.

The big white elephant in the room is the location of the Hotel/spa and commercial development. I feel strongly that if this was rethought and repositioned to the north west corner near the ice rink along Lorne Ave., or the far south west corner, then there would be a lot less protest. One could ask the council members themselves if they would object to a hotel being build next to their home?

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

Walter, Penny

From: City Council
Subject: FW: Email - Communicattion - Cheryl Kimpinski - Opposition to Willow Amendment - CK 4131-24

-----Original Message-----

From: Walter, Penny
Sent: Tuesday, November 16, 2021 2:58 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communicattion - Cheryl Kimpinski - Opposition to Willow Amendment - CK 4131-24

-----Original Message-----

From: Me <[REDACTED]>
Sent: Tuesday, November 16, 2021 2:45 PM
To: Walter, Penny
Subject: Council Meeting Nov 22 - Opposition to Willows Admendment

To His Worship Mayor Clark and Members of Council:

I am a resident of Windermere Villas at The Willows. Our condominium corporation has previously submitted position papers outlining the reasons why Dream's amendment application is opposed by the majority of Willows residents. Today I write as an individual resident of Saskatoon, speaking for no one but myself. I urge Council to deny this application.

This entire process is new to me and has been a learning experience. Of course I am terribly disappointed that Administration and the Municipal Planning Commission have, without giving reasons, recommended approval of Dream's overhaul of The Willows. I naively believed that the Zoning Bylaw (DCD4) was the law and would preserve our neighbourhood. I find it shocking that this developer casually expects this law will be rewritten to accommodate its new plans. When my husband and I sold our family home, we specifically chose our 'golden years' condo at The Willows because of what Dream(formerly Dundee) was offering. There were other condo developments we could have chosen but we paid a premium to be at The Willows because of the 2003 Neighbourhood Concept Plan the developer was actively promoting. We bought into a residential, golf course community with many trees and lovely views. It's like living in the country but just 10 minutes from downtown.

Since we settled here, 3 of our 4 adult children have moved to within 10 minutes of us. Now, the very developer who sold us our pricey condo wants to remake our entire neighbourhood. It's astonishing that Dream proposed this new plan without any meaningful discussions with current Willows residents. Surely some reasonable compromise could have been reached. The presence of lawyers at the MPC level suggests that door may have closed.

Personally, the major objection I have relates to the location of the hotel. Extra homes will be built gradually and resulting traffic issues can likely be dealt with as they arise over the years. A few more medium density buildings, comparable to the four we have, wouldn't concern me. However, a large hotel just metres from our little terrace will create ALOT of extra traffic and noise. A hotel is a 24/7 operation with comings/goings and deliveries at all hours. A quiet, residential neighbourhood is no place for such a business. Why not build it closer to Lorne Ave. nearer the former German Club site? That way, the related traffic could come and go via Lorne Avenue instead of right past our homes.

People purchasing lots in the new phase would know from the outset that there would be a hotel nearby.

I have participated in the public meetings, attended the MPC via teleconference and read all the materials provided by the developer and city planners/administration. Nowhere has it been explained why the wishes of a large, Toronto-based developer should be given precedence over those of the hundreds of Saskatoon citizens living at The Willows. One sincerely hopes Council's view is that they should not.

Thank you in advance for your careful consideration of this matter and for your ongoing service to this lovely city of ours.

Yours truly,

CHERYL KIMPINSKI
█-301 Cartwright Terrace

Sent from my iPad

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Bonnie Hataley - Opposition to Willow Amendment - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 16, 2021 3:54 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Bonnie Hataley - Opposition to Willow Amendment - CK 4131-24

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

Submitted on Tuesday, November 16, 2021 - 15:53

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 16, 2021
To His Worship the Mayor and Members of City Council
First Name Bonnie
Last Name Hataley
Phone Number [REDACTED]
Email [REDACTED]
Address [REDACTED] 401 Cartwright Street
City Saskatoon
Province Saskatchewan
Postal [REDACTED]
Name of the organization or agency you are representing (if applicable) self
Subject Willows Amendment - OPPOSITION
Meeting (if known) City Council November 22, 2021
Comments

I, as a current homeowner in The Willows, am opposed to the Proposed Amendment as it stands, as are 80% of our residents. This is important because the DCD4 currently ONLY affects our residents as the ONLY golf course community in Saskatoon. The Willows was created by the developers & the City as a "unique" golf course residential community creating a new zone (DCD4) specifically describing its unique characteristics. Eight-teen years later, this lovely, quiet, established residential community with a "country feel", within a golf course was developed, marketed, and sold to us. The developer now wishes to SUBSTANTIALLY change our community by amending the zoning, in a way that I, and over 80% of my fellow neighbors, do NOT desire. We do not desire:

1. SUBSTANTIAL additional commercial development (Dream is asking for FOUR times the original DCD4 allotment) in the center of our residential community: The few city neighborhoods with central commercial development were planned this way on the original plans. In other words, homeowners knew what they were getting. Our Center was supposed to be a golf course and clubhouse.

2. No hotel/spa: Does the City now favor the development of large scale commercial development and hotels in the

middle of already established neighborhoods (no other residential neighborhoods have a central hotel)? So will this be a precedent for all established residential neighborhoods?

3. SUBSTANTIAL additional traffic dumped onto Cartwright Street: INCONSISTENT information about how much traffic is truly projected. Traffic studies performed by Dream do not make sense when City Traffic studies are reviewed. No explanation was offered (MPC Meeting 10/26/21). And according to original plans NO new traffic was to occur on Cartwright. I suspect the proposed increased density of Phase II prohibits safe access to highway 219. Did they consider moving the traffic light from Cartwright/Lorne to a single entrance from Western Phase II onto 219, and no new access to Cartwright?

4. Changes in lot sizes: That "country feel" sold to us requires open land. The proposal is asking for a reduction in minimum site width from 18m to 15m (an 17% reduction in size). Phase I did not have community green spaces, and the developers paid a fee to the city for this exception. I was not there but wonder if this was accepted based on the fact that we already had substantial green space provided in the form of a golf course, which is now being cut from 27 to 18 holes?

5. Change to Fee Simple Lots: At the MPC it was stated the City found bare land/condo lots are sustainable with our current density, and that is our standard in this neighborhood. Why would the City want to change to fee simple lots and incur added costs to the City for services that the bare land/condos currently pay for themselves? In the same neighborhood, at the same mill rates, why should established residents not enjoy the same tax-paid city services proposed for Phase II? The Mill rate for Residential Class and the Condominium subclass are both at 0.0069731 for 2021 and they have NEVER been different. How will this affect our resale values? Councillor Jeffries asked (MPC Meeting 10/26/2021) why not keep it all bare land/condo lots and keep the neighborhood uniform and working as it is now? Mr. Zurevinski answered that the bare land/condos did pay for themselves, but fee simple next to bare land/condos exist in other city neighborhoods side by side (the Planning Commission answered the same way) - which is a statement that there exists a city precedent, but doesn't really answer the question. So why not keep it as bare land/condo lots?

6. Brad Zurevinski indicated the golf course was losing money (MPC Meeting 10-26-2021): "Yes the Willows GC is definitely not in a very healthy financial position, and the last track record of the last 10-15 years has been very poor, haven't made money in the last 10 years, and losses have been in the millions, and going back 15 years, it gets worse". How is this possible when they sold out of full memberships for the last 2 years, and all other golf courses in and around the city are not losing money? If the City has a concern that the golf course might cease operation or declare bankruptcy, should the City investigate how it would handle that situation and how it proceeds? Could this be more of a management issue? Mr. Zurevinski also did not provide Councillor Jeffries with a clear answer to his question of HOW this proposal improves the viability of the golf course. How does the addition of commercial space and a hotel guarantee the viability of the golf course? This seems to be a central issue, and requires further due diligence.

7. The MPC approved the proposal (only one vote was noted in opposition - because of the neighborhood opposition; no vote count for those in favor was reported on the meeting video; is that proper procedure?). Throughout the meeting the Planning Commission stated the OCP or the City Council "supports" a particular part of the proposal...a better statement may have been "allows for in other parts of the city outside the DCD4". They also stated "The Administration is recommending approval of the proposal due its alignment with city policy for golf course communities." The proposal was not aligned to current city policies for golf course communities (the DCD and the OCP) - they will be required to make changes in the city policy (the DCD4 and the OCP) in order to accept the proposal. The MPC stated ... "our role as planners is to work towards addressing concerns while balancing the economic development of land." Does this really seem balanced? One developer against 80% of the community that the changes affect?

I respectfully ask our Councillors and Mayor, our elected representatives, to protect us as your citizens and turn down this amendment. We expected Phase II development consistent with the current DCD4, but NOT like this. The changes the developer made during the engagement process that the MPC spoke of, did nothing to address our concerns as outlined above, they simply moved locations of the hotel/spa and commercial sites, added more condos and slightly increased the property lot sizes. Do the desires of one developer outweigh the overwhelming opposition of the residents within the only community this amendment affects? Will any community going forward be safe from drastic, unwanted changes? The engagement process for both City Engagement Meetings were fraught with both technical and capacity limiting on line communication difficulties. There were no open in-person meetings due to Covid for first time. Other City Amendment Proposals have been delayed citing the inability to have open in-person meetings. This proposal is far too important, with so many unanswered questions and so much opposition, to be rushed through without further investigation to answer all of the questions, and explore possible options. Please vote no.

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

Walter, Penny

Subject: FW: Council Meeting Nov 22 - Opposition to Willows Admendment

-----Original Message-----

From: peterrobin@sasktel.net <[REDACTED]>

Sent: Tuesday, November 16, 2021 5:04 PM

To: Walter, Penny

Subject: Council Meeting Nov 22 - Opposition to Willows Admendment

Dear His Worship & Members of Council,

As a Willows homeowner & resident, I am opposing any changes to Bylaw 8770 that would alter section 13.4 & more specifically allow for any changes that would affect the traffic flow/ amounts on Cartwright Street, any commercial developments & certainly NO hotels/spas, or alter the designated locations of the land uses as defined on Map No. 1 in section 13.4.

Please, keep our loved community as a peaceful quiet & unique residential community as was sold to us & promised in 2003 & again affirmed by City Council in June 2020 & the Saskatchewan Provincial Government in August 2030.

Yours sincerely,

Peter Kilburn.

401 Cartwright Street Unit [REDACTED], Saskatoon, SK [REDACTED]. Dated November 16, 2021

Walter, Penny

Subject: FW: Council Meeting Nov 22 - Opposition to Willows Admendment
Attachments: City Council position paper Nov 2021.docx

From: Kelvin Dereski <[REDACTED]>

Sent: Tuesday, November 16, 2021 6:30 PM

To: Walter, Penny

Subject: Council Meeting Nov 22 - Opposition to Willows Admendment

I am writing on behalf of the residents for 301 Cartwright Windermere Condo association.

Please accept our position paper as it has the support of 96% of our street residents.

Willows Phase two needs to be built but Dream should respect the community model they built and that the City of Saskatoon has development DCD4 regulations to help protect.

How many Saskatoon residential communities have a hotel built in the center of their community that encroach onto residential properties? Our residents want Dream to honour their past promises and legal commitments to keep the Willows a quiet residential golf course neighbourhood..

Thank you for your understanding and support.

KELVIN DERESKI

301Cartwright Windermere Condo Association president
[REDACTED]

"STAND BY YOUR 2020 OCP & DCD4 REGULATIONS"
"KEEP OUR WILLOWS COMMUNITY AS PROMISED"

Members of Saskatoon City Council we are seeking your understanding and support to **NOT** amend the current Willows regulations and bylaws in favour of Dream's phase 2 development application.

The Willows currently has 337 residential homes from which 80% have submitted written opposition letters to City Planning and councillor Loewen against Dream's phase 2 development application.

The general view of residents is that Dream's proposed plan is totally different from the community model this same developer marketed when phase 1 lots were sold. Residents see **NO NEED** for new commercial development in their Willows neighbourhood. The majority of residents feel that expanding commercial development into phase 2 will have a negative impact on the future environment and character of their neighbourhood community.

I am writing on behalf of 301 Cartwright condominium associations where 98% of the residents have written to the City in opposition to Dream's development application. Dream's phase 2 development application is not a simple zoning change, it has many complex issues that will have irreversible negative effects on our neighbourhood.

As you prepare for your November 22 City Council meeting, we ask you to please think about these following questions:

- 1) Why does Dream believe they need to expand commercial development to save the Willows neighbourhood and golf course? Why change the 2020 Official Community Plan and DCD 4 regulations?

Since 2003 Dream has marketed the Willows as a quiet neighbourhood golf community with restricted commercial zoning protected by the City's DCD4 regulations. Considering all the public consultation hearings plus over 80% of Willow residents writing letters to City Planning it is clear that current residents want Dream to honour their past legal commitments! Residents want phase 2 residential properties built following the 2020 Official Community Plan and DCD4 regulations. It is expected that completing Phase 2 residential development and giving the Willows club house a face lift will significantly improve the marketability and profitability of the golf course, especially noting that 2021 memberships sold out and they have cut their operating costs by eliminating 9 holes of play. Expanding commercial development will not secure the future of the golf course, but new high end residential properties will!

- 2) What other city locations did Dream and Planning evaluate for a SPA-HOTEL? Were any locations evaluated in zoning areas that would not encroach on existing residential properties? How many Saskatoon residential neighbourhoods have a hotel built in the middle of their community?
- 3) The 2020/2021 city traffic studies have flagged Cartwright Street as high risk and vehicle control measures for pedestrians' safety were implemented, yet Dream is claiming that Cartwright Street can accommodate doubling the population density and external commercial traffic volume. Who is right, the City Traffic Department or Dream's consultants?

- 4) What reasonable justification is there for the city to change their 2020 Official Community Plan and DCD4 regulations to allow a hotel to be built in the middle of a residential community especially when 80% of the community are in opposition to the development proposal? Dream has made no successful effort to educate the Willows community on why they want to deviate from their past promises and legal commitments.

- 5) We are fortunate to have elected City Officials that represent the concerns of Saskatoon residents, and we ask that you to seriously consider the voice of the 80% of Willow residents who have clearly stated they do not want expanded commercial development in their community. City bylaws and regulations are designed and enforced to protect the interests of the City and their residents. We believe that this current City Council got it right last year when you reviewed and approved the new 2020 Official Community Plan and revalidated the DCD4 regulations for golf course communities.

- 6) Please encourage Dream to find a suitable location for their hotel that does not encroach on existing residential properties and move forward with their Willows phase 2 residential development following the 2020 Official Community Plan and DCD4 regulations. It can be WIN WIN for all.

In conclusion we ask for your support to **DENY** Dream's phase 2 development application and to encourage Dream to respect the DCD4 regulations that Dream (Dundee) helped draft in 2003 and the City of Saskatoon just revalidated in 2020. The majority of Willows residents **DO NOT** want expanded commercial development in their neighbourhood and the current DCD 4 regulations are the only protection residents have against a developer making radical changes to our community.

Thank you for your understanding and support
KELVIN DERESKI

Walter, Penny

From: City Council
Subject: FW: Email - Communication - H Ravi Ravichander - Opposition of the Amendments to The Willows - CK 4131-24

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 16, 2021 8:21 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - H Ravi Ravichander - Opposition of the Amendments to The Willows - CK 4131-24

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

Submitted on Tuesday, November 16, 2021 - 20:20

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 16, 2021

To His Worship the Mayor and Members of City Council

First Name H (Ravi)

Last Name Ravichander

Phone Number [REDACTED]

Email [REDACTED]

Address [REDACTED] Cartwright Street

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) 501 Cartwright Street Committee

Subject Opposition of the Amendments to The Willows OCP & DCD4

Meeting (if known) City Council Meeting, Monday, Nov 22, 2021

Comments

This submission is from the 501 Cartwright Street Committee and includes written opposition from 56 individual residents of 501 representing 30 units. The attached link is to the 6MB .pdf file entitled "2021-11-16 Wentworth 501 Cartwright to City Council"

[REDACTED]

To Summarize:

"STAND BY 2020 OCP_DCD4 DECISION"

"KEEP OUR COMMUNITY THE WAY IT WAS INTENDED TO BE"

- The Willows was designed, approved and marketed as a residential golf course community with very restricted commercial uses.
- Residents of the Willows have no need for commercial development as all amenities are close by, within walking distance.
- These controls for a Saskatoon golf course community are set out in DCD4 of the Zoning Bylaw and were recently (August 2020) recommended by Municipal Planning Commission and reconfirmed by City Council approving the updated 2020 Official Community Plan.
- As Willows residents, we oppose any changes to the Bylaw that would allow expanded commercial development in our

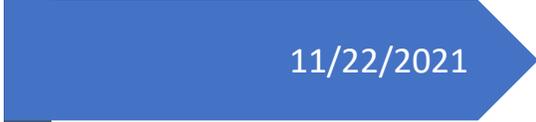
neighborhood and ask that you deny the application to amend the Bylaws.

We also oppose Fee Simple and smaller lots and ask that you deny the application to amend the Bylaws.

- Please keep our community as a quiet residential community as promised in 2003 and again in 2020 by Municipal Planning Commission (MPC) and City Council.
- We are asking the Mayor of Saskatoon and the City Councillors of Saskatoon to stand by their August 2020 decisions.

Attachments

Will you be submitting a video to be vetted prior to council meeting? No

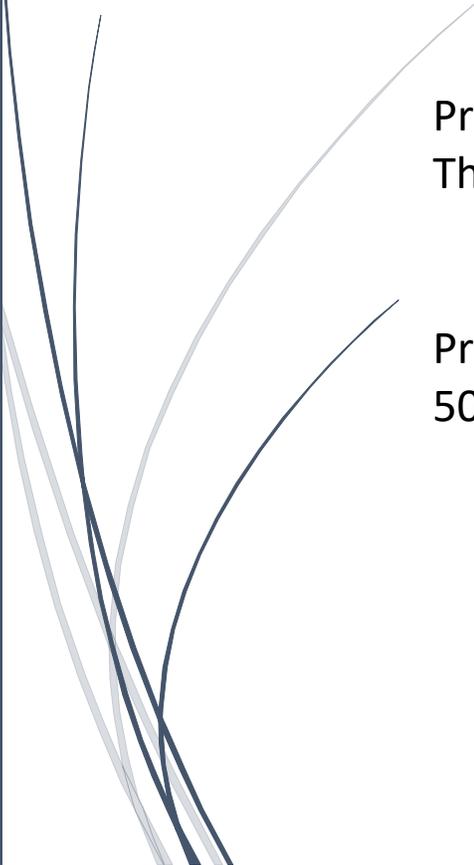


11/22/2021

Wentworth at the Willows:

501 Cartwright Street, Saskatoon, SK

Neighbourhood rezoning application Request for Denial



Prepared for:
The Mayor and City Councillors, Saskatoon

Prepared by:
501 Cartwright Street Committee

"STAND BY 2020 OCP DCD4 DECISION"
"KEEP OUR COMMUNITY THE WAY IT WAS INTENDED TO BE"

- The Willows was designed, approved and marketed as a residential golf course community with very restricted commercial uses.
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- As Willows residents, we oppose any changes to the Bylaw that would allow expanded commercial development in our neighbourhood and ask that you deny the application to amend the Bylaws.

We also oppose Fee Simple and smaller lots and ask that you deny the application to amend the Bylaws.

- Please keep our community as a quiet residential community as promised in 2003 and again in 2020 by Municipal Planning Commission (MPC) and City Council.
- We are asking the Mayor of Saskatoon and the City Councillors of Saskatoon to stand by their August 2020 decisions.

Summary and Supporting Letters from Residents:

501 Cartwright Street has forty-one (41) units, of which thirty (30) units have submitted signed letters which equates to 73% of all units who have responded. There are a total of fifty-six (56) residents who have provided letters in opposition to this Bylaw change. The letters are attached below for your reference.

The residents of 501 Cartwright Street would like to take this opportunity to thank the Mayor of Saskatoon and the members of the City Council for standing by your 1-year-young decision (August 2020) to recommend the existing DCD4 of the Zoning Bylaw remain unchanged and keep the Willows neighbourhood as it was intended.

"STAND BY 2020 OCP DCD4 DECISION"

"KEEP OUR COMMUNITY THE WAY IT WAS INTENDED TO BE"

Copies of all individual signed letters below



Date: Sept 5/21

Councilor Mairin Loewen
Ward 7
City of Saskatoon

Dear Councilor Loewen:

The Willows was designed, approved and marketed as a residential golf course community with very restricted commercial uses.

These controls for a Saskatoon golf course community are set out in DCD4 of the Zoning Bylaw and were recently reconfirmed by City Council approving the updated 2020 Official Community Plan.

As a Willows resident, I oppose any changes to the Bylaw that would allow expanded commercial development in our neighborhood, oppose Fee Simple and smaller sized lots. Keep our community as a quiet residential community as promised in 2003 and again in 2020 by City Council!

Yours truly,



Print Name: Ken Williams

Address:  501 Cartwright St
S'toon, SK


Date: Sept 5/21

Councillor Malrin Loewen
Ward 7
City of Saskatoon

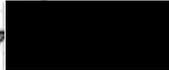
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Yours truly,



Print Name: Karen Williams
Address:  501 Cantwright St
S'hood, SK


Date: Sept 7/21

Councilor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councilor Loewen:

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Yours truly,

Print Name: BETTY MANN

Address: [REDACTED] 501 CARTWRIGHT ST.
SASKATOON

Date: Sept 7/21

Councillor Mairin Loewen
Ward 7
City of Saskatoon

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Yours truly,

Print Name: BLAIR SHARPE
Address: 501 CARTERBRIGHT ST.
SASKATOON



Date: Sept 7/21

Councillor Malin Loewen
Ward 7
City of Saskatoon

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Yours truly,

Print Name: PRULETTE BENNING

Address: [REDACTED] 501 Eastonright St

[REDACTED]
[REDACTED]

Date: SEPT. 8, 2021

Councilor Malrin Loewen

Ward 7

City of Saskatoon

Dear Councilor Loewen:

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Yours truly,

Print Name: CHARLENE WUDRICK

Address: ██████████ -501 CARTWRIGHT ST.
SASKATOON, SK ██████████

Date: Sept. 8/2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

Print Name:

ARNOLD WUBRICK

Address:

501 CARTWRIGHT ST.
SASKATOON SASK

Date: September 6, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councilor Loewen:

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Yours truly,



Print Name: Francisco S. Cayabyab

Address:  - 501 CARTWRIGHT ST.

SASKATOON, SK



Date: September 8, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: Sheila Savedia-Cayabyab

Address:  501 Cartwright Street

Saskatoon, SK

 _____

Date: May 5/2021

Councilor Mairin Loewen
Ward 7
City of Saskatoon

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Yours truly,

Print Name: Henry K Burr
Address: [REDACTED] - 501 CARWILL STREET
SASKATOON, SK
[REDACTED]

Date: Sept 8/21

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: Wayne Grand

Address:  501 Canterbury St
Saskatoon 

Date: Sept 8 / 21

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name:

Robra G. Lund

Address:

[REDACTED] 511 Centennial St.
Saskatoon [REDACTED]

Date: Sept - 8, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name: Laurel Aronson

Address: [Redacted] 501 Carlwright St.

Saskatoon, Sask.

[Redacted]

Date: Sept 8 (2021)

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name:

Les McTavish

Address:

[Redacted] 501 Pictouville St
[Redacted] [Redacted]

Date:

Sept 8/21

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name:

Rhonda McTavish

Address:

[Redacted] 501 Cartwright St
Saskatoon

[Redacted]

Date: Sept 8/21

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name: Brooklyn Newton

Address: [Redacted] 501 Cartwright St

[Redacted]
[Redacted]

Date: Sept 8 / 21

Councillor Mairin Loewen

Ward 7

City of Saskatoon

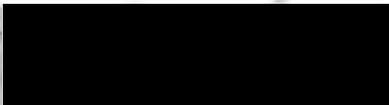
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Yours truly,



Print Name:

Tim NEWTON

Address:

[Redacted] - 501 Cartwright St

[Redacted]

Date: September 6, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councilor Loewen:

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Yours truly,



Print Name: A. Kirsten Logan, QC

Address:  501 Cartwright St
Saskatoon, S.K.



Date: September 8, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: Fay Gabrielson

Address:  501 Cartwright St.

Saskatoon, Sask.

 _____

Date: SEP 8 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

Print Name:

Ed Wright

Address:

██████████ 521 Cartwright SE

Date: Sept. 8, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

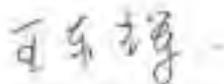
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Yours truly,



Print Name:

Address:

501 Cartwright St

Date: Sept-08, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: GAIL M OLLENBERGER

Address:  -501 CARTWRIGHT ST

Date: SEPT 08 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: LARRY P. DLENBERGER

Address: [REDACTED] 501 CARSWYTH ST

Date: Aug 30, 2021

Councillor Malrin Loewen

Ward 7

City of Saskatoon

Dear Councillor Loewen:

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Yours truly,

[Redacted Signature]

Print Name: W. Kirk Ready

Address: [Redacted] 501 Carlwright Street
Saskatoon, SK [Redacted]

Date: September 2, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councillor Loewen:

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Yours truly,



Heather Shouse

 501 Cartwright Street

Saskatoon, Saskatchewan



Date: Sept 8/2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name:

CHRIS MPOFU

Address:

501 CARTWRIGHT street

Saskatoon, SK



Date Sept 8, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councillor Loewen:

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Yours truly,

Print Name: 

Address:  501 Cartwright St
Saskatoon, SK


Date: Sep 08 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

Print Name: Ying Chen

Address: 501 Cartwright St

Date: September 8, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

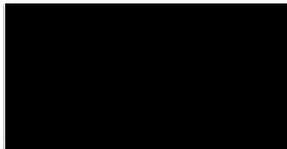
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Yours truly,



Print Name: Peter Lau

Address: [REDACTED] 501 Cartwright St

Saskatoon, Sk

[REDACTED]

Date: Sept 8/21

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name: Alma Krishnaswamy

Address: [Redacted] 501 Paul Wright St
Saskatoon, SK

[Redacted Contact Information]

Date: SEP 8 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name: M. LOEWEN

Address: [Redacted] 501 WINDYBROOK DRIVE

SASKATOON, SK [Redacted]

Date: Sept 8, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name: Ann Ranchander

Address: [Redacted] 501 Cartwright St
Saskatoon

[Redacted]

Date: Sept 9 2021

Councilor Mairin Loewen
Ward 7
City of Saskatoon

Dear Councilor Loewen:

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Yours truly,

[Redacted Signature]

Print Name: Jon Ruzickas

Address: [Redacted] 501 Cortright St

Saskatoon

[Redacted]

Date: Sept 8/21

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

Print Name:

Robert Miller

Address:

501 CADBURY COURT
SASKATOON

Date: Sept 8, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councillor Loewen:

The Willows was designed, approved and marketed as a residential golf course community with very restricted commercial uses.

These controls for a Saskatoon golf course community are set out in DCD4 of the Zoning Bylaw and were recently reconfirmed by City Council approving the updated 2020 Official Community Plan.

As a Willows resident, I oppose any changes to the Bylaw that would allow expanded commercial development in our neighborhood; oppose Fee Simple and smaller sized lots. Keep our community as a quiet residential community as promised in 2003 and again in 2020 by City Council!

Yours truly,



Print Name: SHIRLEY ASHER

Address: #  - 501 Cartwright St
Saskatoon, SK



Date: Sept 9/21

Councillor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councillor Loewen:

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Yours truly,



Print Name:

Les Arnelien

Address:

501 Carburight St
Saskatoon Sask

Date: Sept 9/21

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name:

Jenice Arnelian

Address:

 501 Cartwright
Street
Saskatoon Sask

Date: Sep 9 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name:

Zhihan Feng

Address:

[Redacted] 501 Cartwright St.

Date: Sept 9, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: KATELYN CAVABYAB

Address:  501 CARTWRIGHT ST

Date: September 9, 2021

Councilor Mairin Loewen
Ward 7
City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name: CHRISTINA CAYABYMB

Address: [Redacted] 501 Conwright St.

Date: Sept. 09 / 21

Councilor Malrin Loewen

Ward 7

City of Saskatoon

Dear Councilor Loewen:

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Yours truly,

Print Name: Keith Plain
Address: [REDACTED] 501 Cartwright St.
Saskatoon, SK
[REDACTED]

Date: Sept. 9, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councilor Loewen:

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Yours truly,

Print Name: Xiao Ying Plain

Address: ██████████ -501 Carletonright St
Saskatoon, SK. ██████████

Date: Sep 9, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: Petros PAPAGERAKIS

Address:  - 501 CARTWRIGHT

Saskatoon, SK 

Date: Sept 9, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

Dear Councillor Loewen:

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Yours truly,

Arav Bedi

Print Name: Arav Bedi

Address: ██████████ 501 Cartwright St.

Saskatoon, SK

██████████

Date: September 9, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name: Anish Bedi

Address: [Redacted] 501 Cartwright St.
Saskatoon, SK
[Redacted]

Date: September 9, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

[Redacted Signature]

Print Name: Saphia Bedi

Address: [Redacted] 501 Cartwright St.

Saskatoon, SK

[Redacted]

Date: September 9, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: Mrs. Selina Bedi

Address: 501 Cartwright Street.

Saskatoon, SK



Date: September 9, 2021

Councillor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: Dr. Anil Bedi

Address: [Redacted] 501 Cartwright St.
Saskatoon, SK

[Redacted]

Date: Sept 10 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

Print Name: Regine Gerow-Sissons
Address: [REDACTED] 501 Cantwright Street
Saskatoon SK
[REDACTED]

Handwritten text at the top of the page, possibly a header or title, including the word "MAGAZIN".

Handwritten text, possibly a date or reference number.

Handwritten text, possibly a paragraph or a list of items.

Handwritten text, possibly a paragraph or a list of items.

Handwritten text, possibly a paragraph or a list of items.

Handwritten text, possibly a signature or a name.

Handwritten text, possibly a date or reference number.

Handwritten text, possibly a name or a title.

Handwritten text, possibly a name or a title.

Handwritten text at the bottom of the page, possibly a signature or a name.

Date: Sept 10, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

Print Name: Scott Scissons

Address: [REDACTED] - 501 Cantwight St
Saskatoon SK

[REDACTED]

Date: Sep 9, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,



Print Name: SILVANA PAPA GERAKIS

Address:  501 Castwight

Saskatoon, SK, 

September 10, 2021

Councilor Mairin Loewen

Ward 7

City of Saskatoon

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Yours truly,

A large black rectangular redaction box covering the signature area.

Jeff and Judy Lehne

501 Cartwright, Saskatoon, SK

Date: Sept 10/21

Councilor Mairin Loewen
Ward 7
City of Saskatoon

Dear Councilor Loewen:

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Yours truly, 

Print Name: WILYANN SIEMENS

Address:  501 CARTWRIGHT ST.
Saskatoon, 

Walter, Penny

From: City Council
Subject: FW: Email - Communication - Anita Rhodes - Proposed Amendment to the Willows Plan - CK 4131-24
Attachments: letter_to_mayor_council.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Tuesday, November 16, 2021 6:23 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Anita Rhodes - Proposed Amendment to the Willows Plan - CK 4131-24

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

Submitted on Tuesday, November 16, 2021 - 18:22

Submitted by user: [REDACTED]

Submitted values are:

Date Tuesday, November 16, 2021

To His Worship the Mayor and Members of City Council

First Name Anita J.

Last Name Rhodes

Phone Number ([REDACTED])

Address [REDACTED]-201 Cartwright Terrace

City Saskatoon

Province Saskatchewan

Postal [REDACTED]

Name of the organization or agency you are representing (if applicable) myself

Subject Dream proposed amendment in Willows neighbourhood

Meeting (if known) City Council

Comments no comment - see attached

Attachments

[letter to mayor council.docx](#)

Will you be submitting a video to be vetted prior to council meeting? No

To: His Worship the Mayor and Members of City Council

CC: Councilor Mairin Loewen

From: Anita Rhodes, Resident of Ward 7 Willows

Date: November 16, 2021

Re: Proposed Amendment to the Willows Plan

I am writing to express my great disappointment and dismay over the happenings regarding the proposed amendment to the Willows Plan. I watched in disbelief as the vote was taken at the committee meeting which resulted in only one dissenting vote to the change with absolutely no discussion. I am not attuned to all the ins-and-outs of how council works but could not believe that in any supposed democracy there was absolutely no discussion before the vote. To further add to my surprise was the fact that the one dissenting vote was questioned on why they voted the way they did in spite of no discussion beforehand. I do not call this a democracy---I feel a vote is a personal thing and not to be subject to questions on why it is cast.

The procedure used is not my biggest concern. My main concern and worry is that I cannot believe that there is serious consideration being given to a private entity coming in to our lovely neighbourhood and proposing a change that would affect our lives so drastically. Where is the common sense in allowing a hotel to be built in a residential golf community?

My husband and I bought our present condominium in Willows as a retirement home after spending over 30 years in a large home in the Wildwood area while we raised our three children and lived a very happy life. This home was meant to be our final home before any possible move to any nursing care facility in our declining years. It was and continues to be a wonderful place to live---lovely neighbours who are nearly all in our approximate age level and in or approaching retirement age. This home gives us a lovely view of the golf course, quiet streets, the opportunity for golf for my husband, and any amenities we need within walking distance or just a short drive away. Up until a couple years ago our neighbours and we made regular use of the bar and dining facilities of the Willows Clubhouse for a regular Friday night gathering. That only ended with the sporadic closures and the rapid decline of meal offerings. The quality of food declined as well as the quality of the service. Our happy group (usually anywhere from 12 to 24+ persons) would be continuing to frequent Willows now except for this deterioration of the offerings and service. BUT . . . never did we ever think that we would have to be concerned about a hotel being built right across the street in our direct view spoiling the peace and quiet of our lifestyle. Should this crazy amendment go through it would definitely lead to a great drop in the value of our properties. Who would ever want to buy into a supposed "residential" neighbourhood with a hotel and/or commercial strip mall within a few steps? I can feel my blood pressure rising as I think about this potentially happening.

We residents just cannot understand how we were promised this lovely residential community and believed the concept would proceed and be completed as described. This amounts to what I recall (from my University marketing courses) as a "bait-and-switch" technique. We feel cheated and lied to and misled into settling here. We felt the plan (2003) was in place and we could live out our remaining lives in bliss and contentment.

I feel I must add my voice to you who have the power---please, please, please do not let the concerns of a profit seeking company change all our lives so drastically. Please do not set a new precedent by allowing such a change of our neighbourhood to take place. Please come through for us and show us that we citizens do matter and our voice can be heard when these decisions are made. We have very simple needs and hope you are open minded and realize that what we are asking is only fair.

Thank you for your serious consideration of all our concerns and needs regarding this proposed amendment.