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**From:** City Council  
**Subject:** FW: Email - Communication - Mike Chyzowski - Proposed Willows Concept Plan Amendments - CK 4131-24  
**Attachments:** willows\_cpa\_objection\_-\_chyzowski\_1119212.docx

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**From:** Web NoReply <web-noreply@Saskatoon.ca>  
**Sent:** Friday, November 19, 2021 1:25 PM  
**To:** City Council <City.Council@Saskatoon.ca>  
**Subject:** Email - Communication - Mike Chyzowski - Proposed Willows Concept Plan Amendments - CK 4131-24

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

Submitted on Friday, November 19, 2021 - 13:24

Submitted by user: Anonymous

Submitted values are:

Date Friday, November 19, 2021  
To His Worship the Mayor and Members of City Council  
First Name Mike  
Last Name Chyzowski  
Phone Number (306) [REDACTED]  
Email [REDACTED]  
Address # [REDACTED] Cartwright Street  
City Saskatoon  
Province Saskatchewan  
Postal Code S7T [REDACTED]  
Name of the organization or agency you are representing (if applicable)  
Subject Proposed Willows Concept Plan Amendments  
Meeting (if known) City Council Meeting November 22, 2021  
Comments

Please disregard my earlier written submission, the wrong file was attached in error and is withdrawn. My apologies.  
Attached is the correct file.

Attachments

[REDACTED]

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

November 19, 2021

**To Mayor Clark, Councillors, City of Saskatoon Administration;**

We would like to once again voice in the strongest manner possible our objection to the proposed amendments to the proposed.

We have previously submitted our objection to the planning department, the mayor office as well as several councillors in submissions dated January, 13, 2021 and September 5, 2021. Our objections remain unchanged and any adjustments to the Dream plan are inconsequential and have no impact on our previous objection. Our previous submission has joined the hundreds of submissions made by fellow residents and our condominium boards which all overwhelmingly oppose and reject the proposed Dream's Willows Concept Plan Amendment.

On pages one through three of the City administration's Land Use Application Summary dated October 26, 2021, The report outlines the numerous and significant changes to Willows Neighborhood Concept Plan, Official Community Plan and the Zoning Bylaw necessary to affect this application. The fact that many of the current objectives, permitted uses and development standards are being violated is a clear indication that the proposed amendments are not minor in nature but significant and violate the intent of not only the stated purpose of the DCD4 (Section 13.4.1) Zoning bylaw but also the Official Community Plan for a golf course community.

Development Standard 13.4.5(b) of the DCD4 Zoning Bylaw states that "Phase 1 and Phase 2 shall be residential developments as shown in Map No. 1". At the time of purchase, we were given and relied on this map in our purchase decision.

Further Dream's proposed amendments violate several of the DCD4 bylaw provisions including but not limited to the following:

- The smaller lots proposed by dream, which increases overall density violates stated objectives outlined in 13.4.2(i) and 13.4.2(iii) as well as the specific Development Standard of 18M site width stated in section 13.4.5(c)(ii).
- The addition of the proposed hotel and commercial development violates stated objectives outlined in 13.4.2(v), 13.4.4 for accessory uses as well as the specific Development Standard of 18M site width stated in section 13.4.5(c)(ii).

Even through a cursory or detailed review of the stated provisions of the DCD4 bylaw it is obvious that the proposed amendments clearly violate a significant portion of the bylaw provision and intent.

In addition to the objections noted above, the other objections have been outlined previously by the many submissions which have already been submitted to the planning department, the mayor's office as well as many councillors. For the sake of brevity, the objections are as follows:

- Increased density will lead to higher traffic counts through the neighborhood on roads not designed for the eventual volume.
- The addition of commercial and hotel developments contributes to higher traffic counts and are not ancillary accessory uses to the golf course operation and further commercial and service

uses are not demanded by the current residents. The commercial services required by residents are currently being served in the nearby Stonebridge.

- The introduction of fee simple lots in future phases creates an inequity with current residents who pay condo fees to maintain the infrastructure on their streets. Not only will current residents be economically disadvantaged but it will have an adverse affect on our property values and the marketability.
- Fundamental lack of meaningful consultation has existed through this entire process. Dream did not consult with residents or the condominium Boards on any aspect of the prosed amendments. The municipal planning commission did not adequately consider the significant amount of feedback from residents or departures from DCD4 zoning bylaw purpose, objectives or standards.

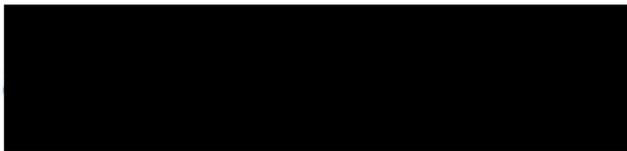
Appendix 7 Engagement Summary outlines the significant number of emails and letters that were received from residents of the community objecting to the proposed amendments. What the report does not do is indicate that this feedback represents close to 90% of willows residents opposing this application. By any standards this is an extremely high level of feedback and engagement.

The city encourages feedback and engagement in various aspects of the City's administration. We question the sincerity and the commitment to this process if in the face of overwhelming objections of those residents most affected by these amendments, they are ignored.

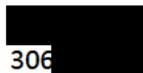
We bought into the Willows because of the nature of the development communicated to us by the developer which was consistent with the City's own Official Community Plan for a golf course community. This commitment by the city and the developer was galvanized into city bylaw by the adoption of the DCD4 zoning which included not only stated objectives but also development standards and a map of the Willows development concept plan. We relied on these representations and commitments in making our decision to purchase a home in the Willows which would allow us a long-term lifestyle consistent with those representations and commitments.

Acceptance of the proposed amendments leads to the interest and commitments to the existing residents being set aside in favour of the same developer and a City who originally made these commitments to these same residents at the time of their purchase. Residents should be able to rely on the integrity of City to maintain these commitments to its residents, and their interest, in the face of the major amendments being proposed.

Respectfully Submitted;



Mike and Wendy Chyzowski

 602 Cartwright Street  
306 