Walter, Penny

From: City Council
Subject: FW: Email - Communication - Janice Theberge and Barry Morgan - Opposition to Willows Admendment - CK 4131-24

From: Janice Theberge [redacted]>
Sent: Saturday, November 20, 2021 3:44 PM
To: Walter, Penny <[redacted] Willows Admendment

November 20, 2021

To: All Councillors and Mayor, City of Saskatoon

Re: Opposition to Proposed Concept Plan Amendments to Willows Neighbourhood Concept Plan

We oppose the Amendments the Developer is requesting to the Willows 2003 Neighbourhood Concept Plan on the following bases:

1. We have been residents of the Willows since 2013. We initially bought here in reliance on the 2003 Plan, which did not envision **a hotel or any other major commercial development in either Phase I or Phase II.** We remain of the view that even with the proposed change to move the hotel to Phase II, it is an inappropriate form of development for this neighbourhood, and more germane to the point, breaches the reliance owners placed on that plan.
2. The proposal to now place an apartment condo in the location initially proposed for the hotel in Phase I is, we submit, extremely unfair and prejudicial to south facing owners in Windermere Villas and north and west facing owners in Woodbridge One who, having previously enjoyed unobstructed views, **which the 2003 plan assured for them**, would now be looking onto a multi storey condo.
3. The August 2021 update appears not to depart from Dream's wish to substantially increase the population of the Willows (exact numbers are unclear at this time, but we understand the previous proposal would have increased population from 1,678 persons per the 2003 plan to 2,669, ie, **almost 1,000 people more than initially contemplated.**) Such a huge increase from the 2003 plan could not help but markedly change the existing character of the neighbourhood, and would dramatically impact on traffic patterns and noise.
4. To date the Planning Department seems to be reluctant to acknowledge the high level of **outright opposition** on the part of Willows residents and condo associations to the proposed amendments, referring only to "interest" and "concerns" on the part of residents, which seems disingenuous in the extreme. Make no mistake: the residents of the Willows individually and as represented by their condo associations **ARE OPPOSED TO THE PROPOSED AMENDMENTS. WHAT OTHER NEIGHBOURHOOD IN SASKATOON HAS BEEN SUBJECTED TO SUCH DRASTIC CHANGES AS ARE PROPOSED?**
5. This is **NOT** a case of NIMBYism. The proposed changes would certainly have the effect of increasing profit to Dream and no doubt would mean increased tax revenue to the City. However, none of the amendments proposed would fall into the category of essential, nor desirable to existing residents. Had this been the plan from the outset, and **HAD IT BEEN APPROVED IN 2003 WHICH OF COURSE IT WAS NOT**, existing owners could have made a decision on whether to invest in the Willows or not. If the amendments are approved some 18 years later, importing substantial changes to the neighbourhood not to mention significant financial consequences to owners whose homes will be worth less because of the changes, how is that fair by any measure?

Sincerely,

Janice Theberge and Barry Morgan

[redacted] – 405 Cartwright St., Woodbridge Two

Saskatoon, [redacted]

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