

COMMUNITY ENGAGEMENT SUMMARY

Concept Plan Amendment Application – The Willows Neighbourhood

Applicant: Dream Development Corp.

File: PL 4131-01-23

Project Description

Dream Unlimited Corp. (Dream) submitted an application to amend the Willows Residential Golf Course Community Concept Plan. The amendment proposes a reconfiguration of the west portion of the Willows Neighbourhood, affecting land uses, street networks, public park areas, and the size and layout of the existing golf course. The amendment also includes the addition of approximately 6.4 hectares (15.8 acres) of land in the northern portion of the Concept Plan, intended to accommodate a hotel/spa, as well as low and medium density multiple unit dwellings.

Community Engagement Strategy

Form of Community Engagement Used:

The first Public Notice from Administration detailing the proposed Concept Plan amendment was mailed to 369 property owners on March 3, 2023. The notice included details of the proposed amendment and information regarding the Public Open House. Notice of the application was also emailed to the Ward Councillor.

Public Open House – An in-person public open house was held regarding the proposed Concept Plan amendment from 4:30pm to 7:30pm on March 22, 2023 at the Willows Clubhouse. City staff and the applicant were present to speak directly with attendees, answer questions and provide further information about the proposed Concept Plan amendment. Comment sheets were provided to attendees, 9 of which were filled out and submitted along with one additional letter. There were 72 individuals that signed the attendance sheet.

A second Notice, which detailed the changes to the original submission as a result of Administration review and public feedback, was mailed to 369 property owners on May 5, 2023. The notice also included the date of the Municipal Planning Commission (MPC) Meeting and Public Hearing and was also provided to the Ward Councillor.

Information pertaining to the application was included on the City's Engage Page and routinely updated throughout the review period to inform interested parties.

Purpose:

To inform and consult – Mail out recipients were provided with an overview of the proposed Concept Plan amendment application. Attendees of the open house were given the opportunity to ask questions and provide comments. Written comments (email, comment sheets, and letters) were accepted.

Level of Input or Decision Making Required from the Public:

Comments, concerns, and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Loewen was also advised of the application.
- External stakeholders. A letter with details of the proposed Concept Plan amendment was sent to 369 property owners within the area on March 3, 2023.
- 72 members of the general public signed the attendance sheet at the March 22, 2023 Open House as well as Councillor Loewen, City staff and the applicants.
- A second notice was mailed to 369 property owners within the area on May 5, 2023 outlining changes to the original submission.
- During the engagement period, approximately 19 responses were received from individuals (9 comment sheets, 1 letter, 7 email responses, and 3 phone calls). Of these responses, 2 provided a response of support or general inquiry, 1 opposed the application, and 16 expressed concerns. While some responses expressed concerns with the current proposal, they also indicated that Dream has listened to residents of the Willows and the proposed changes in the current amendment largely address most of the major concerns.

Summary of Community Engagement Feedback

COMMENTS	RESPONSE
<p>Traffic: Most respondents expressed support for the proposed south access road onto Clarence Avenue as it will divert traffic away from Cartwright Street. However, some respondents cited concerns of the proposed increased volume of traffic, particularly along the proposed south access road onto Clarence Avenue. The proposal to include a south access road onto Clarence Avenue raised concerns of increases in traffic in and around the area and the impact this may have on noise and property values.</p> <p>Respondents also included comments on the desire to include traffic calming measures.</p>	<p>Transportation required an assessment of the potential impact at the intersection of Access D and Clarence Avenue South and Access A and Lorne Avenue (Highway 219), which was undertaken by the applicant. The assessment found that the intersection of Access D and Clarence Avenue South has the capacity to accommodate projected traffic volumes from the proposed concept plan amendment.</p> <p>The assessment also found that the intersection of Access A and Lorne Avenue (Highway 219) could accommodate the proposed concept plan amendment. The longest queue length is 25 metres in the southbound direction during the afternoon peak hour.</p>

COMMENTS	RESPONSE
	<p>Transportation asked the applicant to provide additional supporting documentation on whether traffic calming speed cushions are warranted. Speed cushions have been proposed along Cartwright Street. In the submitted report, the applicant states that implementation of speed cushions, vehicle speed and volume may be reduced up to 8km/hr and 30% respectively.</p>
<p>Taxation: Several respondents expressed concerns with the tax implications for the proposed single family residential fee simple lots in the concept plan amendment versus the existing residential condominium developments. The concern is that the introduction of fee simple would leave existing bare land condominium developments economically disadvantaged with homeowners paying full City property taxes plus condominium fees without receiving the same City services.</p>	<p>Fee simple and condominium properties belong to the same tax class and are taxed using the same property tax rate. However, despite being taxed at the same rate, fee simple and condominiums are assessed differently. In determining a property's assessed value, residential condominiums are compared to other similar residential condominiums and fee simple are compared to other similar fee simple properties in Saskatoon. If fee simple lots sell for higher values than condominiums, they will be assessed higher and therefore pay higher property tax. Further, the Official Community Plan (OCP) provides for services within golf course communities to be provided by either bareland condominium associations, or by the City upon review.</p>
<p>Decreased Property Values: Several respondents cited concerns that the higher density development could result in less desirability and will therefore decrease property values of their homes.</p>	<p>The public participation process is intended to identify and address concerns which may otherwise result in the construction of a less desirable development. As neighbourhoods develop over time, property values tend to increase as opposed to decrease.</p>
<p>Park Space: Respondents expressed concern with the lack of centralized park space.</p>	<p>The proposal has been revised and additional park space has been dedicated in a central location within the neighbourhood.</p>
<p>Sidewalks: Rethink the sidewalk on the north side by the condos. Very expensive for the amount of use.</p>	<p>The sidewalk on the north side of Cartwright Street is proposed as a design tool to ensure safe sidewalk design and pedestrian connectivity.</p>
<p>Too Much Growth: Neighbourhood will no longer be a quiet community. The number of new units/homes within the development is far more than the original proposal.</p>	<p>The intention of a golf course community like The Willows is to provide for low to medium density residential development accessory to a golf course.</p>

COMMENTS	RESPONSE
	The proposed amendments restrict the uses, size and location of proposed land uses in conjunction with a direct control district. Proposed changes to residential land uses and densities align with OCP policies by continuing to maintain low to medium density development. Proposed changes continue to provide a low gross per acre density, below that of required densities for other neighbourhoods referenced in the OCP.
Red Barn Development: Do not want to see a pool put in the Red Barn parking lot area.	Dream is proposing an amenity area near the Red Barn which may include a pool, tennis, and pickle ball.
Benefits: Several respondents also issued positive feedback and support for the proposed concept plan amendment. Positive feedback included the sentiment that Dream has listened to the residents of The Willows and the proposed changes largely address most of the major concerns, installation of additional walking paths, new location of hotel/spa, removal of the road connecting to the Cartwright Street roundabout and the proposal for the south access road onto Clarence Avenue South.	

Next Steps

ACTION	ANTICIPATED TIMING
Development Review to prepare and present a report to the Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or refusal to City Council.	May 30, 2023
Public Notice: An advertisement is prepared and placed in <u>The StarPhoenix</u> .	June 17, 2023
Public Hearing: Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received.	June 28, 2023
City Council decision: May approve, deny, or defer the decision.	June, 2023

Prepared by: Brittney Beckie, Development Review
 April, 2023