

Lasby, Mary

Subject: FW: Wentworth at the Willows Condominium Corporation - Phase 2 Willows
Attachments: 2023-05-29 City of Saskatoon - City Taxes & Infrastructure - MPC.pdf

From: Wentworth Inquiries [redacted]
Sent: Monday, May 29, 2023 4:47 PM
To: Web E-mail - Development Services <Development.Services@Saskatoon.ca>; Beckie, Brittney
[redacted] >
Cc: [redacted]; Loewen, Mairin (City Councillor) [redacted] >; [redacted] Ravichander
[redacted] >; Newton [redacted] >; [redacted] - Cayabyab [redacted] >; [redacted]
Gabrielson [redacted] >; Arnelien [redacted] >; [redacted] Scissons [redacted] >; Wentworth
Inquiries [redacted]
Subject: Wentworth at the Willows Condominium Corporation - Phase 2 Willows

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Dear City of Saskatoon - Municipal Planning Commission
Please find attached a letter from Wentworth at the Willows Condominium Corporation outlining our specific concern with Phase 2 of the Willows development.
If you have any questions or concerns about this submission, please contact:
Mr. Jim Newton, Board Member for Wentworth at the email link above or by phone at [redacted], or
Mr. Ravi Ravichander, President for Wentworth at the email link above or by phone at [redacted].
Thank you for your attention to this matter. We look forward to hearing from you.
Sincerely,
W. Kirk Ready
Secretary
Wentworth at the Willows Condominium Corporation
[redacted]

Wentworth at the Willows Condominium Corporation

Mr. Ravi Ravichander, President
[REDACTED] Cartwright Street
Saskatoon, Saskatchewan
S7T [REDACTED]

City of Saskatoon
Municipal Planning Commission
City Clerk's Office
2nd Floor, City Hall
222 3rd Ave. North
Saskatoon, SK S7K 0J5

May 2, 2023

Dear Municipal Planning Commission

Re: City Taxes on Bareland Condominiums

This written submission on behalf of Wentworth at the Willows Condominium Corporation is in response to the May 5, 2023 update from the City of Saskatoon to residents of the Willows on the Proposed Amendment to the Willows Concept Plan.

Wentworth at the Willows Condominium Corporation (WWCC) continues to have significant issue with the disparity and inequity that Fee Simple being approved for single family dwellings in Phase 2 of the Willows will incur as the City of Saskatoon mandated Phase 1 single family dwellings to be Bareland Condominium. With Bareland Condominium, the forty-one homeowners in Wentworth at the Condo Corporation pay full City taxes but the only City service they receive is waste management. Thus, these forty-one homeowners, while paying full City taxes, are also financially responsible to maintain, repair, and replace all of their own infrastructure assets including sanitary and storm sewers, freshwater lines, streets, lights, fire hydrants, snow removal, etcetera. This leads to a significant discrepancy in the short- and long-term financial obligations of homeowners of WWCC compared to homeowners in Phase 2 of the Willows should Fee Simple be approved. Short-term financial obligations are the ongoing maintenance of the aforementioned infrastructure assets. Long term financial obligations that Wentworth homeowners have to budget for while already paying full City taxes are the potential costly repairs and ultimately replacement of these infrastructure assets.

Wentworth at the Willows Condo Corporation is not outright opposed to Phase 2 of the Willows being approved by the City of Saskatoon, but does fully expect that before doing so that the City will commit to a forthright discussion and negotiation with Wentworth at the Willows Condo Corporation on tax concessions and transferring of at least a portion of the infrastructure assets to the City of Saskatoon, in order to level the playing field and ensure there is equity and equality for homeowners throughout the Willows when Phase 2 is approved.

Wentworth at the Willows Condominium Corporation

Thank you for your consideration, we look forward to further discussion and negotiation on this matter.

Sincerely,

H. (Ravi) Ravichander
President
Wentworth at the Willows Condominium Corporation