

20 June 2023



TO: MAYOR CHARLIE CLARKE AND CITY COUNCILLORS

FROM: MURRAY and CAROL OSBORN

RE: PROPOSED AMENDMENT TO THE WILLOWS CONCEPT PLAN MAY 2023

PLEASE ACCEPT THIS SUBMISSION AS OPPOSITION TO THE PROPOSED AMENDMENT BY DREAM FOR THE COMPLETION OF THE WILLOWS NEIGHBOURHOOD. WE HAVE SEVERAL POINTS TO MAKE.

1. Thank you for your thorough reviews of DREAM'S initial proposed amendment in November 2021. You voted against that proposal with an 11-0 vote. It was a flawed proposal. Unfortunately the amendment before you this time retains many of the issues that were not right in 2021. They are not right in 2023.
2. You as a Council and leaders of this community have recently tackled the vision for the City of Saskatoon for its downtown entertainment district. Not easy work. Important work. A vision once developed and agreed upon will last for decades. The vision for The Willows was created, adopted and only in part completed since 2003. The vision for The Willows was a residential golf course community, an upscale housing development, a neighbourhood with a condominium style home ownership, limited amenities compared to other neighbourhoods in Saskatoon. The latest DREAM proposal does not do justice to the vision.
3. DREAM proposes that phase 2 of The Willows be fee-simple for its single family completion. This is flawed. It is inequitable compared to Phase 1. It places the ownership of the roadways back to the city. In these times of financial difficulties, why would the city accept the change?
4. The latest proposal calls for an increased density over the original agreed upon concept. We are not certain as to the increase because the numbers we hear and read are changing....for example do the numbers reflect the "triangle" with hotel, commercial and mid density housing or not? You have heard over the past two years the arguments about traffic safety and road maintenance. DREAM has not listened to these concerns. The proposal in fact increases the dangers. Their proposal has many, many residences placed directly onto the major road entering and exiting from Lorne Avenue. Imagine if you will how safe and secure this road will be for all 12 months of the year.....garbage, recycle, compost bins on the road almost every week of the year, the challenges of snow removal on a major road. There will be on-street parking.

5. The Willows has over the past 15 years ranked number 1 as the most desirable place to live in Saskatoon. There is no fault in being number 1. After all, each of you has placed number 1 in your respective latest election results. For you that are planning on running again, number 1 is your goal. This achievement by The Willows has been possible by executing the vision. DREAM'S latest amendment alters this significantly. We ask you to take a drive into The Willows this beautiful month of June. Enter off of Clarence Avenue. The water, the fountains, the openness, the tranquility of the neighbourhood makes it unique in the city. DREAM'S proposal incorporates none of these unique features.
6. There are a number of developments outside of our city limits that offer larger homes, larger lots, some amenities. The City of Saskatoon has offered this in phase 1. There is absolutely no need to abdicate this offering by amending the plan for phase 2. Complete the vision so that future families will have the option of living within the City. The City will retain the benefits of taxation and other related issues.
7. DREAM has over the past few years made numerous suggestions as to what might be included in completing The Willows. There are only 2 smaller pocket parks outlined, each on a very busy location on the major artery. We do not see any walking or biking paths. We do not see much in the way of environmental enhancements. What we do see is an increase in number of housing units, an indication of corporate greed rather than any of the perhaps exciting ideas that DREAM has thrown "out there". The City of Saskatoon, the present and future residents of The Willows and the entire city expect more. It is not there.
8. We realize as do you that the golf course operations are not under your control per se. The only criteria is that there has to be a golf course as part of The Willows, a residential golf community. However, the land footprint easily allows for 27 holes as well as amenities such as bike paths, foot paths, some environmental aspects other than just 2 small pocket parks. The original vision and plan suggested this. The latest DREAM proposal is not even close to this idea.
9. We recognize that The Willows is not that large an area in the scope of the City of Saskatoon. However, it is very large in that in 2003 and subsequent years there was an agreement made, a vision created; the developer at the time and the City of Saskatoon and even the RM of Corman Park made an act of faith, trust and truth. The development of The Willows to this date has been one recognizing these principles. For City Council in June 2023 to change this will be a huge abdication of that trust, faith and integrity. Please do not allow DREAM to make these amendments.

Thank you for listening in 2021. Thank you for listening in 2023. We trust that you will make the correct decision once again.

