

Lasby, Mary

Subject: Email - Communication - Rob Jaspar - Concept Plan Amendment Application - Willows Neighbourhood - CK 4350-023-002 x 4131-24
Attachments: Letter to City Council.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, June 26, 2023 11:17 AM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Rob Jaspar - Concept Plan Amendment Application - Willows Neighbourhood - CK 4350-023-002 x 4131-24

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

Submitted on Monday, June 26, 2023 - 11:13

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.: No

I only want my comments shared with the Mayor or my Ward Councillor.: No

Date: Monday, June 26, 2023

To: His Worship the Mayor and Members of City Council

First Name: Rob

Last Name: Jaspar

Phonetic spelling of first and/or last name: Rob JAS par

Email: [REDACTED]

Address: [REDACTED] Cartwright Street

Neighbourhood: [The Willows](#)

City: Saskatoon

Province: Saskatchewan

Postal Code: S7T [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: June 28, 2023 Public Hearing Meeting Of City Council

What agenda item do you wish to comment on ?: 6.1.2

Comments:

See attached file

Attachments:

- [Letter to City Council.pdf](#)89.11 KB

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

Date: June 26, 2023
To: The Mayor and Council of the City of Saskatoon
Re: The introduction of Fee Simple lots in the Dream Development (Dream) proposed amendment to the Willows Neighbourhood Concept Plan
From: Rob Jaspar, City resident for 64 years and Willows resident for 11 years

I am writing to you to provide some comments on the Fee Simple issue that have not been adequately expressed in the material provided to date, for your consideration at the June 28th Public Hearing Meeting Of City Council.

- At the November 2021 City Council meeting, all councillors expressed concern over the dichotomy between the existing condominium structure and the introduction of fee simple residential lots. However, Dream has completely disregarded Council's concerns with no indication of why they refuse to maintain the existing condominium structure for the new development.
- City Administration provided examples of locations where fee simple and condominium structures exist side by side. However, the examples provided are for town house style developments. No examples were provided where city streets with single family residential lots and houses exist side by side under both legal structures, presumably because there aren't any.
- I understand that the City approved the original development plan with an agreement that the developer (and ultimately the property owners), rather than the City, would bear responsibility for certain services and costs. The introduction of fee simple properties removes this requirement and transfers the responsibility for such services and costs to the City. City Administration commented that sufficient taxation revenue will be collected to offset the additional costs incurred. However, this is an incomplete analysis. Taxation revenue will be collected regardless of the legal structures involved. The only difference is that the City will incur more costs. I can think of no sound reason why the City would voluntarily incur these additional, unnecessary costs, along with the liability that may arise from significant future infrastructure repair or replacement. This places more pressure on the mill rate at a time when other significant and highly publicized pressures already exist.

Willows residents concerns over the introduction of fee simple lots have been repeatedly expressed in the past. These concerns remain and are not repeated here. I therefore suggest that Dream's proposed residential expansion be approved, with the condition that the condominium corporation structure be maintained, consistent with existing residential areas of the neighbourhood.

Thank you for your consideration and the opportunity to express my comments.