

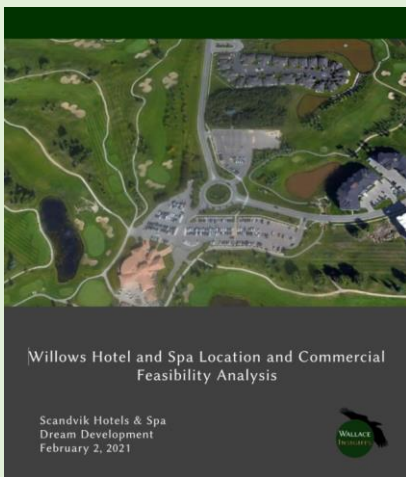


WILLOW HOTEL AND SPA LOCATION ANALYSIS

CLIENT CONTACT INFORMATION

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PROJECT DESCRIPTION

The purpose of this analysis was to focus on the locational attributes of The Willows Golf Course Community and examine the suitability of a proposed new Scandvik Boutique Wellness Hotel and Nordic Spa development at the Red Barn site. It further provided a market and feasibility assessment for a proposed mixed-use commercial site adjacent to the hotel and spa.

The City of Saskatoon indicated that it required an additional 3rd party assessment of the market potential focusing mainly on the new commercial mixed-use site and hotel/spa. The resulting report was included in a submission package with Dream’s request for a development concept plan amendment.

PROJECT DURATION

January 2021 to February 2021

CHALLENGES AND SOLUTIONS

The Willows is an established Golf Course Community within the city of Saskatoon. It was established under a Direct Control District and regulated to be mainly residential with a golf course and ancillary clubhouse, conference, restaurant and limited retail uses.

The changes proposed by Dream Developments would alter the nature of the Golf Course Community by increasing density and adding ‘resort’ uses such as the hotel and spa. The challenge in this project was to assess the locational attributes of The Willows to determine if a wellness hotel and Nordic spa were appropriate at this location and to assess the market potential for approximately 10,000 ft² of added retail space.



SERVICES PROVIDED

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|---------------------|-----------------|-------------------|
| Site Analysis | Market Analysis | Land Use Analysis |
| Land Use Regulation | | Policy Review |