

## THE MEADOWS

BY JENNIFER JACOBY-SMITH  
PHOTOS COURTESY OF ARBUTUS PROPERTIES

Arbutus Properties' Susanne Carrillo says driving through The Meadows just feels different. They hear it all the time from those who tour the southeast Saskatoon development.

Located between Highway 16 and Taylor Street and east of Rosewood, when complete The Meadows will cover 420 acres. Of that, 65 acres will be green space, parks and walking trails.

Whether it's the extra room between houses, generous boulevards or large front porches, The Meadows feels like a more traditional neighbourhood of generations past – and according to Carrillo – that's by design. The goal was to create a traditional streetscape with craftsman-style homes, reminiscent of a by-gone era.

"Arbutus is really into building communities. It's not just homes – like a square box to live in – it's really about the look and the feel and the quality of the community," says Carrillo.

The Meadows' uniform design theme is the result of strict architectural controls. Each home must be constructed with a craftsman-style front porch to foster what the company calls "front porch living." They are dedicated to creating a community where you can go next door to borrow a cup of sugar or sip a cup of coffee on your front porch while chatting with the neighbours.

The craftsman style utilizes details such as gabled roofs, decorative brackets and stonework. Front yards are

landscaped, including a tree. Partner home builders are also held to these architectural commitments.

Builders such as Lexis, Maison Fine Homes, North Prairie Developments and Montana Homes participated in The Meadows Parade of Homes earlier this year.

Arbutus' own latest offering – Harvest Townhomes – completes the entire range of lifestyle offerings. There's also a selection of starter homes, which Arbutus calls laneway homes. For home buyers seeking custom-built residents, larger lots are available.

Sterling Gate offers gated townhome living for professional couples who want to downsize to a maintenance-free yard while still having a luxury-worthy home inside. Its turnkey convenience is perfect for snowbirds.

Harvest Townhomes offers a more affordable entry to The Meadows. Each townhome offers three levels of development – including an attached garage. The development will have a clubhouse for residents to use for watching movies, working out and – in the winter – skating on an outdoor rink.

"The Meadows has so many conveniences, everything that people are really looking for – like the new marketplace. You don't really ever have to leave, because you can do your recreation here, you can do your shopping here and you have your friends here," Carrillo explains.

Laneway homes or starter homes feature the Morris plan by Arbutus Properties and showcases the developer's commitment to landscaping the front yards, including a tree and keeping the homes farther apart to create a feeling of space.





Arbutus recently announced the addition of a village-style marketplace to the neighbourhood. From small cafes to commercial services such as dental offices and banking, the marketplace will offer convenience and a place to gather. The area will be anchored by the future Costco location.

“It has that feeling where people can actually hang out, have coffee, do a little bit of small shopping,” Carrillo explains.

Families looking to relocate will be happy to hear about the sod-turning for the new Rosewood School earlier this year.

The Meadows will also be unique from other new developments in Saskatoon in another way – it won’t be as densely populated. Only two apartment-style multi-family developments are planned for the whole area.

Again, the goal is to create a tight-knit community with a focus on green space and recreation. To promote that feeling of community, the developer has organized seasonal special events such as the annual Halloween Pumpkin Carving and Trick or Treating.

“When you’re both the developer and the builder, the happiness of the people that live here is really equal to your success,” says Carrillo. “That’s most important thing. You can’t just build a few houses and sell them and then run away.”



Front porch living is the theme of The Meadows development by Arbutus. Each home is designed with a generous porch, to encourage neighbours to connect and share in creating a dynamic community.



The Meadows Market will be a place for residents to do some shopping or grab a cup of coffee. In addition to a variety of boutiques and cafes, the entire marketplace will be anchored by the future Costco.