



City of Moose Jaw

COMMUNICATION # EC-2022-0308

TITLE: Valley View Concept Plan

TO: Executive Committee

FROM: Department of Planning and Development Services

DATE: November 18, 2022

PUBLIC: PUBLIC DOCUMENT

RECOMMENDATION

1. THAT representatives for the Valley View Concept Plan be allowed to address members of City Council.
2. THAT the Valley View Concept Plan be approved and adopted subject to:
 - a. Carpere conducting all required environmental site assessments and providing reports to the City which indicate that the site has been screened and any remediation of the site has been completed to meet Federal CCME standards prior to receiving subdivision or development permit approval from the City.
 - b. Carpere obtaining letters of approval from Wakamow Valley Authority as well as Federal and Provincial regulatory agencies for the proposed Stormwater management system at Valley View prior to receiving subdivision or development permit approval from the City.
 - c. Carpere submitting further information and clarifying recommendations in the Traffic Impact Assessment report which refer specifically to enhancements, load restrictions and improvements to the 7th Avenue Bridge and the intersection with Highway 2 to accommodate development at Valley View, and that this information be provided to the City prior to subdivision or development permit approval.

EXECUTIVE SUMMARY

Carpere has presented the City with a proposal for the development and re-development of the former Valley View Centre Lands encompassing almost 150 acres. It provides for a mixed-use concept involving residential, commercial and employment uses. This is the first step in future approval stages involving the Official Community Plan,

the *Zoning Bylaw*, subdivisions, street and lane bylaw closures and possible Discretionary Use Applications.

BACKGROUND

Valley View is in the southern portion of Moose Jaw consisting of approximately 198 acres. Previously owned by the Provincial Government, the site was home to the Valley View Centre which was in operation from 1955 to 2019.

The City received the initial Concept Plan in March 2022 which identified Valley View as an infill site. Carpere proposed to cover only on-site infrastructure upgrades costs. Once demand exceeded Valley View Center's peak historic population (estimated at 1,450 people), Carpere would only then be responsible for off-site levies. It also proposed the City would restore all off-site infrastructure.

The City and Carpere have since established the Valley View site as a “greenfield site” and off-site infrastructure upgrades will be at the cost of the developer [Attachment 6 – Letter from Carpere]. This is with recognition that servicing to the property was previously owned by the Province and not operational when Carpere purchased the property, and there was no commitment from the City to maintain and repair water servicing. This agreement, as shown in Attachment 6, shall be considered a revision to Carpere's Concept Plan submission.

DISCUSSION

The Consultants conducted two virtual public open houses on January 27 and February 18, 2022 and promoted engagement through local media. A total of 1525 visits were made to the virtual open houses and 23 responses were received. The plan received a 3.7 out of 5 stars, with retirement housing, employment and tourism considered the most valuable land uses. Common suggestions included, maintaining focus on sustainability and the beauty of the area, maintaining variety and uniqueness, and smaller lots and higher density to ensure affordable options.

The Consultants also offered in-person or virtual meetings with local stakeholders: Wakamow Valley Authority (WVA), 15 Wing Airbase, Chamber of Commerce, Holy Trinity Catholic School Division, Prairie South and School Division. On February 23, 2022, an in-person presentation of the Concept Plan was presented to Wakamow Valley Authority (WVA). The project was well-received overall by the WVA, noting how the development will integrate and complement the Wakamow Valley is of importance.

The main highlights of the proposed Concept Plan include:

- Developing approximately 150 acres, with potential to utilize some of the existing buildings;
- Approximately 33.6 acres will be provided as part of the natural riverbank;
- Projected total population of 1478 residents;
- Proposed Direct Control District zoning due to the lengthy build-out period, changing market demands and diverse range of proposed uses;
- Residential land uses consisting of large estate lots, standard single family dwelling lots, senior bungalow sites and multi-unit sites;

- Commercial land uses will be built out with market demand, with potential for new retail formats such as, pop-up retail spaces, local market spaces, craft beer and distillery spaces;
- Employment uses for incubation of new ventures, testing new products, education and low intensity small-scale processing, manufacturing, and product fabrication;
- Approximately eight (8) acres identified for potential institutional land use primarily concerned with providing opportunities for educational, recreational, cultural, health and spiritual needs of the community. It is expected that post-secondary training, seniors care, specialized health care and other community-oriented uses would be interested.
- Accesses proposed at 7th Ave SW and Highway #2 via Valley View Court;
- Pedestrian and cyclist linkages to regional park trails and the TransCanada trail route.

Ecological and Heritage Significance: The Concept Plan notes the subject area is not protected wildlife lands, special management or ecologically sensitive areas within the redevelopment area. A Heritage Resource Impact Assessment and corresponding Clearance Letter from the Heritage Conservation Branch of the Province of Saskatchewan confirmed there are no designated heritage structures on the site.

Administration has received a written submission from a resident, as seen as Attachment 10, voicing concern of the potential ecological effects of the proposed development.

Contamination: Phase I and II Environmental Site Assessments were conducted on the Valley View site. The soil analysis identified several sample locations which exceed contamination requirements base on residential standards. It is to be noted Carpere has received written confirmation from the Provincial Government that the Government of Saskatchewan is legally and financially responsible for any contamination clean up that may have occurred during the time the Province owned the site. The City is not responsible, nor enforces the provincial or federal standards for site contamination and remediation. Additional reports and remediation will occur prior to applying for a Development Permit.

Slumping: Based on a preliminary geotechnical investigation, some special consideration will need to be given to design and construction within the Valley View site. A buffer for proposed pathways and fencing along the edge of steep sloping has been requested by the City.

Servicing Infrastructure: Carpere will be responsible for the costs of all off-site and on-site infrastructure. Through agreement with the City, Carpere will be rebated development charges from future developers who would intensify the use of the land meaning that if a developer wanted to connect to this infrastructure that the City would rebate Carpere for a portion of the infrastructure. Carpere must also obtain approval from the Water Security Agency (WSA) and WVA for their stormwater management plan.

Traffic Impact Assessment: Traffic lights and further upgrades at the intersection of Highway #2 and Valley View Court are recommended at full build-out of the Concept Plan. The City has communicated to Carpere that upgrades and changes to accesses/intersections are at the cost of the developer. The 7th Ave SW bridge was upgraded based on current traffic demand. Any further upgrades based on an

increased demand are at the cost of the developer. Further clarification based on the TIA recommendations have been requested by the City, including consideration to traffic demand of the Agri-Food Industrial Park.

If approved, the next steps will be an amendment to the City's Official Community Plan (OCP), Future Land Use Map, subdivision, rezoning and a text amendment to the Zoning Bylaw adopting the Direct Control District. Amendments to the OCP, Zoning Bylaw and rezoning will require further public notice.

Future changes to the Concept Plan, as approved, would require City Council Approval.

OPTIONS TO RECOMMENDATION

- Provide alternative direction.
- Do not approve Concept Plan.

STRATEGIC PLAN

A Concept Plan Approval supports the long-term strategies of Objective #4 – Core Amenities and Services and Objective #6 – Transportation and Infrastructure as it provides a plan for growth of the City and provides for housing, commercial and employment uses.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) provides the framework to guide the physical, economic, social, environmental and cultural development of the City. According to the *Planning and Development Act, 2007*, no development shall be carried out which is contrary to the Plan. Relevant sections of the OCP are listed below:

- 4.1.a To develop new residential areas that offer a quality living environment, meeting the needs of a variety of household types and incomes, in an efficient and environmentally responsible manner.
- 5.1.a To provide for and encourage the appropriate expansion of retail, service and other commercial land uses and development required to meet the diverse needs of the shopping and business community of the City and its trading area.
- 5.1.b To ensure that the Downtown continues as the primary business, office, retail, cultural and administrative centre of the City and the region.
- 11.2.2.b The City has a long-standing practice of referring proposals in or adjoining the Wakamow Valley to the Authority for review and comment. No proposals for development or redevelopment in, or immediately adjoining the Wakamow Valley area shall be considered by Council until the Authority has been provided the opportunity to provide comments. All land now owned by the Authority shall be included in the River Valley Conservation Area District.

15.1.d To develop and promote a positive employment environment in Moose Jaw which will retain and increase the numbers of young residents in the work force.

19.1.5.b Direct Control Districts may be created to deal more effectively with the development of larger areas with servicing, site or access limitations, unique features or opportunities, which could not be accommodated by the current Zoning Bylaw.

PRESENTATION

Mr. Jim Puffalt, City Manager, will introduce the report. Ms. Michelle Sanson, Director of Planning and Development Services, will provide a brief overview of this report.

ATTACHMENTS

1. Valley View Concept Report – Oct 31-22
2. Valley View Development Plan
3. Proposal to Implement a DCD
4. Heritage Resource Impact Assessment Results
5. ESA Summaries
6. Letter dated July 25, 2022 from Carpere Canada re: Responsibility for off-site infrastructure.
7. Infrastructure Servicing Plan
8. TIA Report
9. TIA Trip Assumptions
10. Resident Submission

REPORT APPROVAL

Written by: Michelle Sanson, RPP, MCIP, Director of Planning and Development Services
Selena Kirzinger, Development Planner

Reviewed by: Tracy Wittke, City Clerk

Approved by: Jim Puffalt, MBA, CMMA, RMA, City Manager

Approved by: Clive Tolley, Mayor

To be completed by the Clerk's Department only.

Presented to Regular Council or Executive Committee on _____.

Resolution No. _____

Report Approval Details

Document Title:	Valley View Concept Plan - EC-2022-0308.docx
Attachments:	<ul style="list-style-type: none">- Valley View Concept Report-Oct 31-22.pdf- Valley View Development Plan.pdf- Proposal to Implement a DAD.pdf- Heritage Resource Impact Assessment Results.pdf- ESA Summaries.pdf- Letter dated July 25, 2022 from Carpere Canada re infrastructure.pdf- Infrastructure Servicing Plan.pdf- TIA Report.pdf- TIA Trip Assumptions.pdf- Resident Submission.pdf
Final Approval Date:	Dec 6, 2022

This report and all of its attachments were approved and signed as outlined below:

Sue Brabant

A handwritten signature in black ink, appearing to read 'Tracy Wittke', with a horizontal line above it.

Tracy Wittke

A handwritten signature in black ink, appearing to read 'Jim Puffalt', with a horizontal line above it.

Jim Puffalt

A handwritten signature in black ink, appearing to read 'Clive Tolley', with a horizontal line above it.

Clive Tolley