

# Valley View Infill Redevelopment Concept Plan

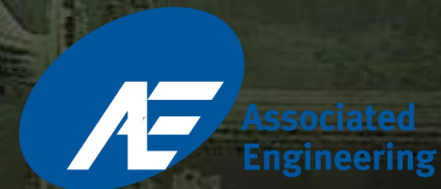


This report is prepared for Carpere Valley Developments in response to the requirement for a complete redevelopment concept and servicing scheme to create a new mixed-use community in the city of Moose Jaw, Saskatchewan.

Final Report March 9, 2022  
Amended October 31, 2022



WALLACE  
INSIGHTS



### Executive Summary

Redevelopment of the Valley View site represents a ‘once in a generation’ city-building opportunity for the City of Moose Jaw. It is rare to have the critical mass of land, buildings, and location necessary to create a potentially game-changing redevelopment opportunity. It is our firm belief that the necessary ingredients for success exist in Moose Jaw. These are market potential, population growth, demographic change, time and patience, and a local municipality who is willing and able to embrace this unique opportunity.

Valley View is much more than land development. The vision for redevelopment of this site will create a new, vibrant mixed-use community which will attract investment, new residents, and tourists. Valley View will increase the size of the ‘demand pie’ by building on Moose Jaw’s legacy of tourist attractions such as the Moose Jaw Spa, Tunnels of Moose Jaw, and the Downtown Heritage Main Street. Valley View will add to this legacy, increase demand by drawing patrons from a wide regional market area. In short, Valley View doesn’t take anything away, it adds to the overall attraction of Moose Jaw by creating yet another unique experience thereby increasing the number of reasons to live, work and visit Moose Jaw.

The process starts with a vision. The vision is refined and contained in the Valley View Concept Plan. Concept Plans are more than aspirational guidelines. They are designed to give the municipality and developer assurances that the ultimate development is achievable and meets both the expectations of the developer and the standards of the municipality.

The development concept for Valley View is made in Saskatchewan - by Saskatchewan professionals. The plan is grounded by a realistic market assessment, professional planning and engineering analysis, community standards, patience and good old-fashioned risk-taking. To succeed, it needs support from all stakeholders.

This plan is a visionary, expansive, sustainable plan to bring a much wider range of choices for the citizens of Moose Jaw and the southern region of Saskatchewan. However, with any project of this size and scale, there are significant financial risks involved. In order to mitigate these risks, Carpere will embark on an iterative planning and design process so we can assess potential outcomes at each step of the way.

Valley View Infill Redevelopment Concept

Acknowledgements

Carpere Valley Developments wishes to thank the following for their contribution, advice, and guidance through the concept planning process.

City of Moose Jaw

Jim Puffalt	City Manager
Michelle Sanson	Director of Planning & Development
Bevan Harlton	Director of Engineering

Consulting Team

Consulting Lead	Alan Wallace, Wallace Insights, (Saskatoon)
-----------------	---

Building Repurposing

<ul style="list-style-type: none"><li>Mechanical</li><li>Electrical</li><li>Structural</li></ul>	Ray Gosselin, Ray Gosselin Architect, (Regina) Patrick Shannon, PS. Engineering Inc. Jim Karst, Karst Electrical Engineering Katelyn Sebastien, Structural Driftstone
--	---

Civil Engineering

Jacob Froh, Engineering Lead,  
Associated Engineering, (Regina)  
Jared Faber, Associated Engineering  
Mike Binns, Associated Engineering  
Daryl Brown, Associated Engineering

Traffic Impact Assessment

Ellen McLaughlin, Transportation  
Planning Engineer, Associated  
Engineering, (Regina)

Heritage Screening

Alan Korejbo, Heritage Division Mgr.  
CanNorth Environmental Services,  
(Saskatoon)

Environmental Site  
Assessment

Trystan Wyatt, McElhanney Ltd.,  
(Regina)

GeoTechnical  
Investigation

Adam Gmeinweser, Branch Manager  
Thurber Engineering Ltd., (Saskatoon)

Public Engagement

Brenda Wallace, Wallace Insights  
(Saskatoon)



## Table of Contents

EXECUTIVE SUMMARY.....	1
ACKNOWLEDGEMENTS.....	0
1.0 INTRODUCTION AND CONTEXT .....	2
1.1 Background .....	2
1.2 Project Area .....	2
1.3 Official Community Plan .....	3
1.3.1 Land Use.....	3
1.3.2 Goals of the OCP .....	4
1.3.3 Residential Land Use.....	4
1.3.4 Commercial Land Use .....	4
1.4 Zoning Bylaw .....	5
2.0 SITE SCREENING RESULTS .....	6
2.1 Natural Areas Screening .....	6
2.2 Historical Review.....	6
2.3 Heritage Structures .....	6
2.4 Heritage Sensitivity (HRIA) .....	7
2.5 Phase 1 and 2 Environmental Assessments.....	8
2.6 Strategy for Land Use Change.....	9
3.0 RECOMMENDED CONCEPTUAL DESIGN.....	10

3.1 Plan Elements.....	10
4.0 SUMMARY OF PUBLIC ENGAGEMENT .....	10
4.1 Engagement Overview .....	10
4.2 Engagement Summary.....	10
5.0 BUILDING REPURPOSING STUDY .....	11
5.1 Administration-Hospital Building.....	11
5.2 Maintenance Building .....	12
5.3 Residences .....	12
5.4 Kitchen-Dining.....	12
5.5 Laundry .....	13
5.6 Workshop.....	13
6.0 PRELIMINARY GEOTECHNICAL INVESTIGATION .....	14
7.0 CONCEPTUAL INFRASTRUCTURE SERVICING PLAN .....	14
7.1 Water Distribution .....	14
7.2 Wastewater .....	14
7.3 Stormwater .....	15
8.0 TRAFFIC IMPACT ASSESSMENT .....	16
9.0 DIRECT CONTROL DISTRICT & DEVELOPMENT AGREEMENT .....	16
Appendices	



## 1.0 Introduction and Context

### 1.1 Background

The Valley View site is unique...

opened in May 18, 1955...

*“The school itself was essentially self-sufficient. It had a water reservoir that held 250,000 gallons of water. It had a large, irrigated garden. Patient run kitchen, bakery, laundry, and butcher shop. They pasteurized their own milk. There was also a training department, a shoe shop, a clothing store, a barbershop for the men; a beauty salon for the women, a theatre, and a school, and in 1966, the government added a swimming pool. For power, the facility relied on a steam plant. Additionally, as reported in an article, “an elaborate fire alarm system has been installed throughout all buildings and patients will be given regular fire drills” – two things that probably saved the institution a great deal of money and lives in 1977. Indeed, it was a ‘small, modern community.’”*

- Valley View Centre, Historical Review, 2012, Wickham B., University of Saskatchewan.

In September 2020, Carpere Canada was successful at acquiring the former Valley View Centre property from the Province of Saskatchewan. Now, 66 years after Valley View opened, Carpere Valley Development Corporation is planning to breathe new life into this once self-sufficient community by relying on today’s market growth and potential of Moose Jaw and the surrounding region. The desire is to create a new, urban mixed-use community overlooking the beautiful Wakamow Valley and Moose Jaw River.

The Wakamow Valley amenities, trail system, natural areas and river views are the equivalent to Saskatoon’s South Saskatchewan River. Saskatoon’s river valley has contributed to creating the highest-value

and most sought-after properties in Saskatoon. This is common to all cities with river valleys.

The opportunity at Valley View is matched by the challenges which exist on this site. Age and condition of infrastructure and buildings and the sheer size and scale of the site make this a large undertaking for any size city.



### 1.2 Project Area

The Carpere Valley View (CVV) properties are located on Treaty 4 lands in the south end of Moose Jaw, Saskatchewan. Moose Jaw is a city of 32,724 people (2016) located 45 minutes west of Regina, Saskatchewan. The Carpere Valley View lands are nestled alongside the meandering Moose Jaw River just to the west of Highway No. 2. The land is surrounded on three sides by the Wakamow Valley which contains the Moose Jaw River.

The project area is comprised of 3 major parcels comprising 198.53 gross acres.

## Valley View Infill Redevelopment Concept

- Parcel 1 – 69.31 acres (ISC 104058637)
- Parcel 2 – 50.85 acres (ISC 104491100)
- Parcel 3 – 78.37 acres (ISC 135647220)

The project (development) area is approximately 150 acres when natural areas are excluded. Included on the site is between 320,000ft<sup>2</sup> and 340,000ft<sup>2</sup> of ageing, functionally obsolete built space and infrastructure which is 66 years old.



Removed from the project area is approximately 13.6 hectares (33.6 acres) of land which is being subdivided and will be provided as part of the natural riverbank area.

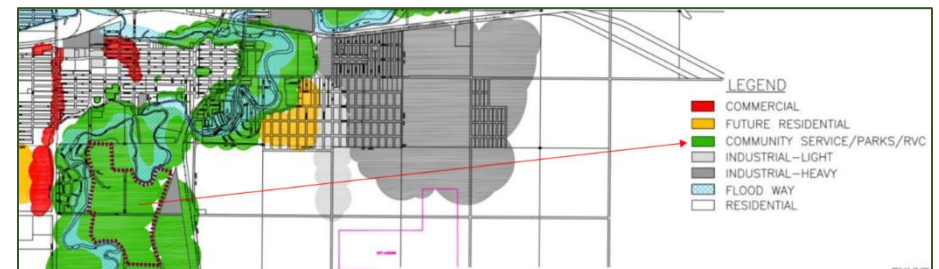
Added to the project area are two strips of land which run through the Carpere lands and are government road allowances (Valleyview Street and Green Avenue shown above). For the time being, these rights of way will provide the space for new roadways and open space as indicated in **Appendix A – Concept Plan**.

## 1.3 Official Community Plan

The Moose Jaw Official Community Plan outlines high-level land-use and strategic policy to guide future development decisions throughout the City. All future subdivision and development are required to be consistent with the applicable goals, objectives and policies contained within this Plan.

### 1.3.1 Land Use

The Valley View area is designated for 'Community Service/Parks/RVC' within the OCP's Future Land Use Map.



The objective of the Community Service designation is to provide opportunities for schools, places of worship, hospitals and other institutional uses which serve the educational, recreational, cultural, health and spiritual needs of the community, ensuring that they are appropriately located with respect to size, function and transportation requirements.

While the redevelopment of the Valley View lands will include some of the uses contemplated in the Community Service designation, the mixed-use nature of the redevelopment will require a land use designation and zoning change.

### New Direct Control District

Due to the unique development opportunities and constraints that this infill site presents, Carpere is proposing that the Valley View lands be designated in the Official Community Plan as a Direct Control District. Section 8 of this plan is devoted to the requested

### Valley View Infill Redevelopment Concept

Land Use Designation. Section 19.1.5 of the City's OCP authorizes the use of Direct Control Districts 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 other existing provisions of the Zoning Bylaw." It is our opinion that Valley View fits this definition precisely.

Other relevant sections of the Official Community Plan which are pertinent to the Valley View redevelopment include the following sections.

#### 1.3.2 Goals of the OCP

The Valley View project has been designed to conform to the Goals of the OCP, which are:

- **Efficiency** – the plan includes an analysis of the condition and capacity of the existing infrastructure to accommodate future development at Valley View in as efficient a manner as possible.
- **Sustainability** – this is one of the guiding principles of the plan – to increase sustainability using renewable energy sources (wind, solar), the restoration of open space to natural prairie habitat along the Wakamow Valley interface and the use of Low Impact Development standards for drainage and infiltration has been included.
- **Diversity and Security** – Valley View is a comprehensive mixed-use infill development containing housing variety and a wide range of commercial and institutional uses.
- **Equity** – the addition of many new public destinations and amenities will enhance the abundant choices for the public to enjoy.
- **Identity** – Valley View gives Moose Jaw many more reasons for people to live, work and visit. Adding to the unique existing attraction that the city already offers, Valley View is intended to increase the size of the 'magnet' and draw patrons from a

wide regional marketplace.

#### 1.3.3 Residential Land Use

The City encourages infill housing to consider the needs of households from the full range of social and economic characteristics and make efficient use of municipal and community infrastructure.

The Valley View project is comprehensive offering a wide range of residential options from estate lots to small lot seniors independent living. Multiple unit dwellings are offered for student housing and seniors' community living.

#### 1.3.4 Commercial Land Use

The City wishes 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.

Furthermore, the City wants to ensure that the Downtown continues as the primary business, office, retail, cultural and administrative centre of the City and the region.

Valley View includes a commercial core which will be built out in accordance with market demand and population growth. This is expected to take many years. Many of the retail formats are new to Moose Jaw such as pop-up retail spaces, local market spaces, re-purposed central administration building with small CRU spaces, craft beer and distillery spaces, etc.

It is our firm view that Valley View will not take away from Main Street downtown but add to the overall market offerings that Moose Jaw offers and create more reasons for out-of-town patrons to shop in Moose Jaw. Essentially, this means 'making the demand pie bigger' by creating a larger magnet - not slicing it up into smaller pieces.



## Valley View Infill Redevelopment Concept

### 1.3.5 Employment Uses

The City's OCP speaks generally to the need to categorize employment uses depending on their servicing needs and potential for incompatible uses. Valley View intends to include low intensity, employment uses which will incubate new ventures, test new products, educate students and provide for low intensity processing, small-scale manufacturing and product fabrication.

Separation of these employment uses from quieter residential and commercial areas has been achieved in the concept. Safety is of paramount concern and none of the employment uses will include the storage or use of large quantities of hazardous or noxious materials.

### 1.3.6 Community and Institutional Uses

Section 7.0 of the Moose Jaw OCP contains objectives for community and institutional uses. These are primarily concerned with providing opportunities for educational, recreational, cultural, health and spiritual needs of the community. The Valley View concept plan has identified locations for nearly eight (8) acres of institutional use. It is expected that post-secondary training, seniors care, specialized health care and other community-oriented uses will be interested in the Valley View location. This will help to meet the objectives of Section 7.

## 1.4 Zoning Bylaw

The City of Moose Jaw Zoning Bylaw identifies the Valley View site zoned as CS (Community Service) and UH (Urban Holding) as shown on the map to the right.



The Community Service zone's purpose is to provide for a wide range of Institutional and Community activities. This zoning district reflected the former use of the Valley View site as a place of training and care for high needs individuals.

The Urban Holding District's purpose is to identify those lands which are required for future urban development are protected to provide for an orderly transition from agricultural uses to other uses in area planned for eventual urban development. The area zoned UH is mainly intended for residential and restoration of the natural area close to the Wakamow Valley.

The entire site is proposed to be re-designated and rezoned to a Direct Control District. The DCD is described in more detail in **Appendix B**.



## Valley View Infill Redevelopment Concept

### 2.0 Site Screening Results

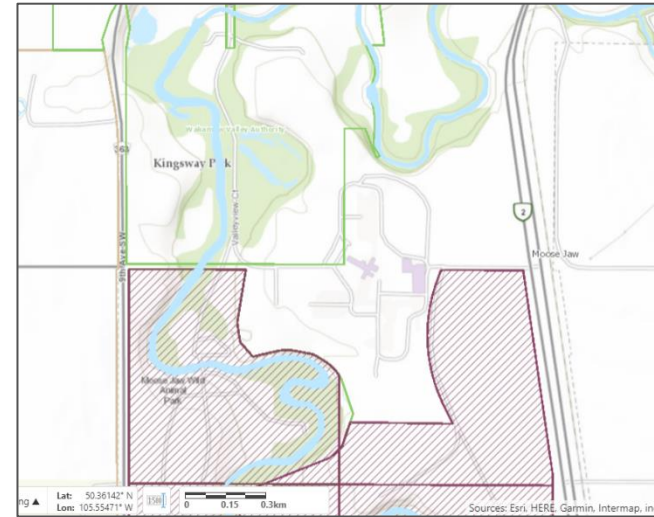
A standard first step in the land development process is to conduct field analysis, investigations, and screening of the site for constraints which may affect the design work. This work included the following screening reports:

#### 2.1 Natural Areas Screening

A desktop natural areas and environmental screening was performed as part of the due diligence process for this concept plan. Information was gathered using the Government of Saskatchewan Interactive Mapping tool. This mapping tool provides a centralized database to a multitude of datasets related to land management. Each dataset may be turned on to show which areas are identified within various management zones. The following mapping layers were activated during the natural areas search:

- Provincial Forest
- Protected Area
- Recreation Site
- Authority
- Waterbody
- Watercourse
- Migratory Bird Sanctuary
- Conservation Easements
- Ecological Reserves
- Ramsar Wetland
- Wildlife Habitat Protection

As shown on the map (right), the results of the desktop scan showed that the subject lands are not protected wildlife lands, nor are there any special management or ecologically sensitive areas within the Valley View redevelopment area.



#### 2.2 Historical Review

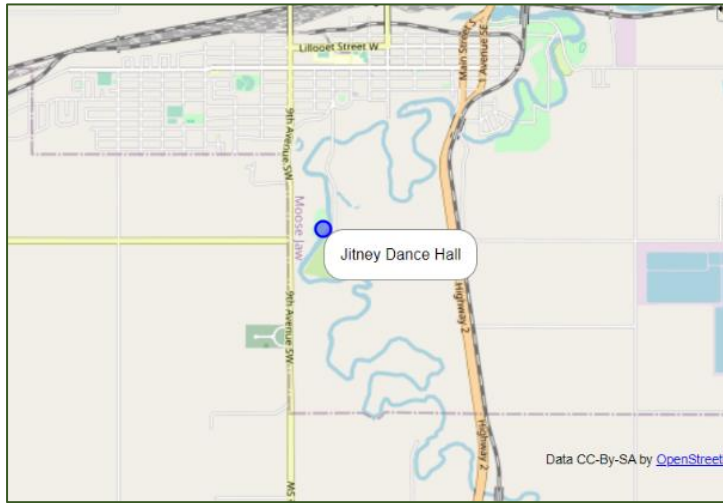
Attachment 1 of this report is the 2012 Valley View Centre (VVC) historical report which documents the use of the Valley View site. The report was commissioned by the Ministry of Parks, Culture and Sport. The report was written by Blaine Wickham, a Ph.D. candidate at the Department of History at the University of Saskatchewan.

The report documents the development of the site as the 'Moose Jaw Saskatchewan Training School' which began construction in 1950. In 1973, the school was renamed the 'Valley View Centre' as part of a restructuring. By 2010, the site was down to just over 230 residents and many of the cottages were demolished. Most remaining buildings were empty. At its peak, VVC contained 1,150 patients and 410 staff.

#### 2.3 Heritage Structures

According to the Saskatchewan Heritage Database, there are no heritage structures present at the Valley View site. The nearest designated heritage structure is the Jitney Dance Hall across the river from the Valley View site.

## Valley View Infill Redevelopment Concept



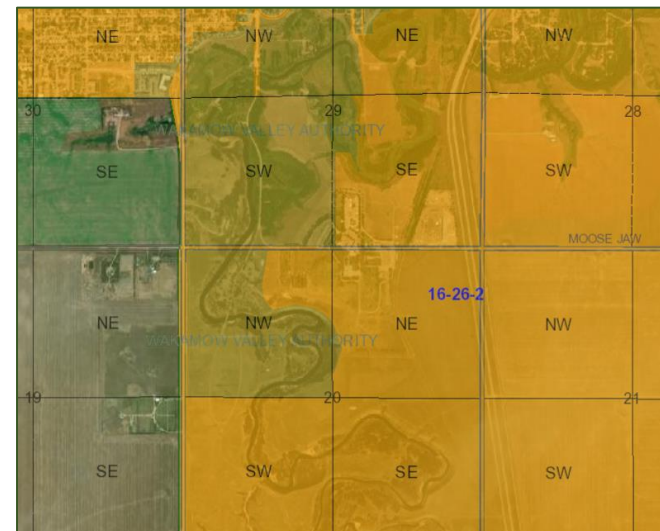
### 2.4 Heritage Sensitivity (HRIA)

The heritage sensitivity of the site was determined using the Saskatchewan Developers' Online Screening Tool. The tool is a searchable database of quarter-sections which have been reviewed for heritage sensitivity. Unfortunately, the tool will only identify heritage sensitivity down to the quarter-section level. All four quarter sections where Valley View is situated were determined to be 'heritage sensitive – Development on this quarter section will require further screening by the Heritage Conservation Branch'. A letter was sent to the Heritage Conservation Branch to determine if the site requires a Heritage Resource Impact Assessment (April 21-21).

A Heritage Resource Impact Assessment was required and in May 2021 Carpere contracted Canada North Environmental Services Limited Partnership who undertook a comprehensive Heritage Resource Impact Assessment. Prior to completing the Assessment, twenty-one (21) letters were sent to Indigenous and non-profit stakeholders with identified ties to the area. One (1) First Nation and one Metis organization followed up seeking more information.

The Assessment proceeded throughout the summer and fall including ground penetrating radar for a specific area of interest, walking visual inspections (with shovel probing as appropriate) of the entire Assessment area.

In November 2021, the Heritage Conservation Branch of the Province of Saskatchewan issued a Clearance Letter indicating that upon review of the Heritage Impact Assessment conducted by CanNorth, the site is cleared for development as planned. **Appendix C** contains the Clearance Letter from the Province.



#### Legal Descriptions:

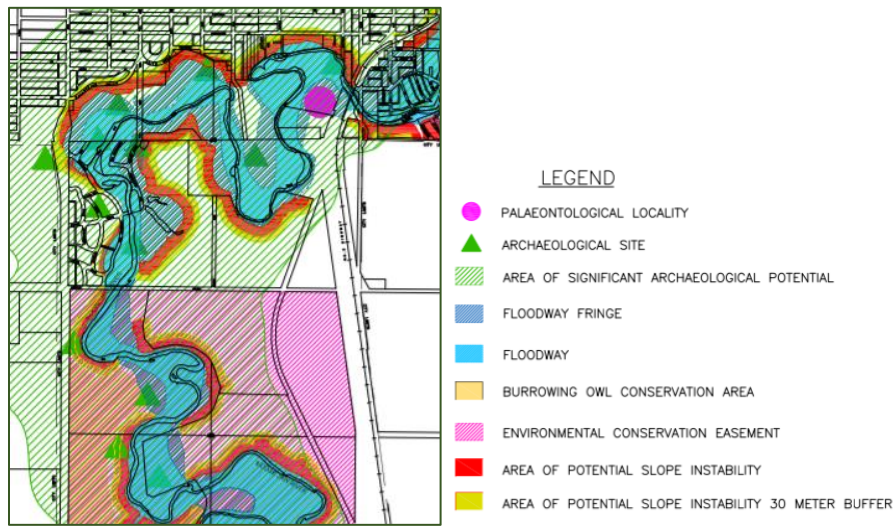
- NE-20-16-26-2
- NW-20-16-26-2
- SW-29-16-26-2
- SE-29-16-26-2

Follow up letters were sent to all stakeholders informing them of the results of the Assessment.

## Valley View Infill Redevelopment Concept

### Important Note:

*The Moose Jaw Official Community Plan shows the Valley View Lands as within an area with 'Significant Archaeological Potential' and the southern parcel within an 'Environmental Conservation Easement'. On May 4, 2021 a check of the Conservation Easement by the City of Moose Jaw showed that the OCP Map is in error and should not include the Valley View site within the Conservation Easement. The City has indicated that the map will be corrected at the same time as the OCP amendment for Valley View.*



### 2.5 Phase 1 and 2 Environmental Assessments

In October 2019, McElhanney Consulting conducted a Phase 1 Environmental Site Assessment (ESA) on behalf of the Ministry of Central Services. A Phase 1 ESA is comprised mainly of a comprehensive review of historical records related to the use of the property and an on-site visual assessment.

Based on the findings, it was the opinion of McElhanney that further environmental investigation is warranted. There were five Areas of

Potential Concern associated with the former use of the site. The Contaminants of Potential concern include hydrocarbons, volatile organic compounds, metals, asbestos, PCBs, and mercury. The potential for contaminants ranges from moderate to low but could have concentrations which are above provincial criteria (SEQG – Saskatchewan Environmental Quality Guidelines). The Phase 1 ESA recommended a Phase II Environmental Site Assessment.

A Phase II ESA was completed on November 15, 2019, by McElhanney Consulting. Phase II ESAs quantitatively assess soil, groundwater, and soil vapor at the Areas of Potential Concern. The purpose of the Phase II was to identify the presence/absence of Contaminants of Potential Concern identified in Phase 1. Seven boreholes were drilled, and thirteen soil samples were submitted for analysis. The borehole locations are identified below.



## Valley View Infill Redevelopment Concept



It should be noted that this report will only focus on the soil testing results. Although groundwater was tested, the redevelopment of Valley View will require that all sources of water come from the municipal water supply network. Therefore, groundwater results are not relevant to this project.

The SEQG establishes **four** distinct land use categories for application of soil guidelines:

- Agricultural;
- Residential;
- Commercial; and,
- Industrial.

McElhanney applied the SEQG for **residential** land use. There is also a national classification system for contaminated sites (NCSCS). According to the NCSCS site may fall into one of four categories:

- Class 1 – high priority for action (score >70)
- Class 2 – medium priority for action (score 50 to 69.9)
- Class 3 – low priority for action (score 37 to 49.9)
- Class 4 – not a priority for action (score <37)

The soil analysis came back with several sample locations yielding results which show contamination which exceeds the residential standard, as shown in the following table.

Sample Location	Depth (m BGS)	COPCs Analyzed	Soil Quality
MC-VV-1	1.50-2.25	Metals, BTEX, Hydrocarbons, PCBs	Exceedances identified in Sulphur, F2, F3, Molybdenum
	3.75-4.50	BTEX, Hydrocarbons, PCBs	Exceedances identified in F2
MC-VV-2	0.75-1.50	Metals, BTEX, Hydrocarbons	Exceedances identified in Sulphur
MC-VV-3	0.75	Metals, BTEX, Hydrocarbons	Exceedances identified in Sulphur
MC-VV-4	0.75-1.50	BTEX, VOCs, Hydrocarbons	Exceedances identified in Sulphur, Trichloroethene
MC-VV-5	3.75-4.50	BTEX, Hydrocarbons	All parameters < applicable Site Criteria
	5.25-6.00	BTEX, Hydrocarbons	All parameters < applicable Site Criteria
MC-VV-6	3.50-4.25	BTEX, Hydrocarbons	Exceedances identified in Benzene, Ethylbenzene, F2, F3, F4
	5.25-6.00	BTEX, Hydrocarbons	All parameters < applicable Site Criteria
MC-VV-7	3.75-4.50	BTEX, Hydrocarbons	All parameters < applicable Site Criteria
	5.25-6.00	BTEX, Hydrocarbons	All parameters < applicable Site Criteria

The NCSCS score gave the site a Grade D rating with a score of 54. This means the site is a 'medium' priority for action.

The Executive Summaries of the Phase 1 and 2 reports are attached in **Appendix D**.

## 2.6 Strategy for Land Use Change

McElhanney recommends a 'supplemental' Phase II ESA be completed at the site, in particular around the former dry cleaner location. However, the Valley View concept plan does not envisage any



### Valley View Infill Redevelopment Concept

residential uses in proximity to the areas of potential concern. The land uses contemplated near these areas are all commercial or employment uses. Prior to development, Carpere will enquire with McElhanney to determine that the levels of contamination found do not exceed the 'commercial' criteria as outlined in the SEQG. If they do, Carpere has an agreement with the Province that any site remediation would be undertaken by the Province of Saskatchewan prior to development.

*It is important to note, the City of Moose Jaw is neither responsible for, nor enforces the provincial or federal standards for site contamination and remediation. This information is being provided in this report for information to ensure all key site screening factors have been investigated by Carpere. ESA Supplemental Reports and Site Remediation will occur prior to applying for a Development Permit.*

## 3.0 Recommended Conceptual Design

### 3.1 Plan Elements

Carpere and the consulting team have developed a comprehensive Concept Plan to guide the regulatory, servicing and land use considerations required for approval.

The Concept Plan is attached to this cover report as **Appendix A**.

## 4.0 Summary of Public Engagement

### 4.1 Engagement Overview

Carpere and Wallace Insights conducted a virtual public open house which commenced on Thursday, January 27, 2022. The virtual open house concluded on Thursday February 18, 2022. The open house included a project website which contained the following information:

- Introductory Video

- Descriptive Slides
- Video Interview with Terry Tian and Alan Wallace
- Valley View Summary Handout
- Online Survey
- Email Address for Questions

Carpere and Wallace Insights also prepared and delivered a Zoom presentation to the Executive Committee of Council on Monday January 24, 2022.

In addition to the public survey, Wallace Insights reached out to the following stakeholder groups to offer a specific in-person or virtual meeting to explain the Valley View project and gain feedback.

- Wakamow Valley Authority
- 15 Wing Airbase
- Chamber of Commerce
- Holy Trinity Catholic School Division
- Prairie South School Division

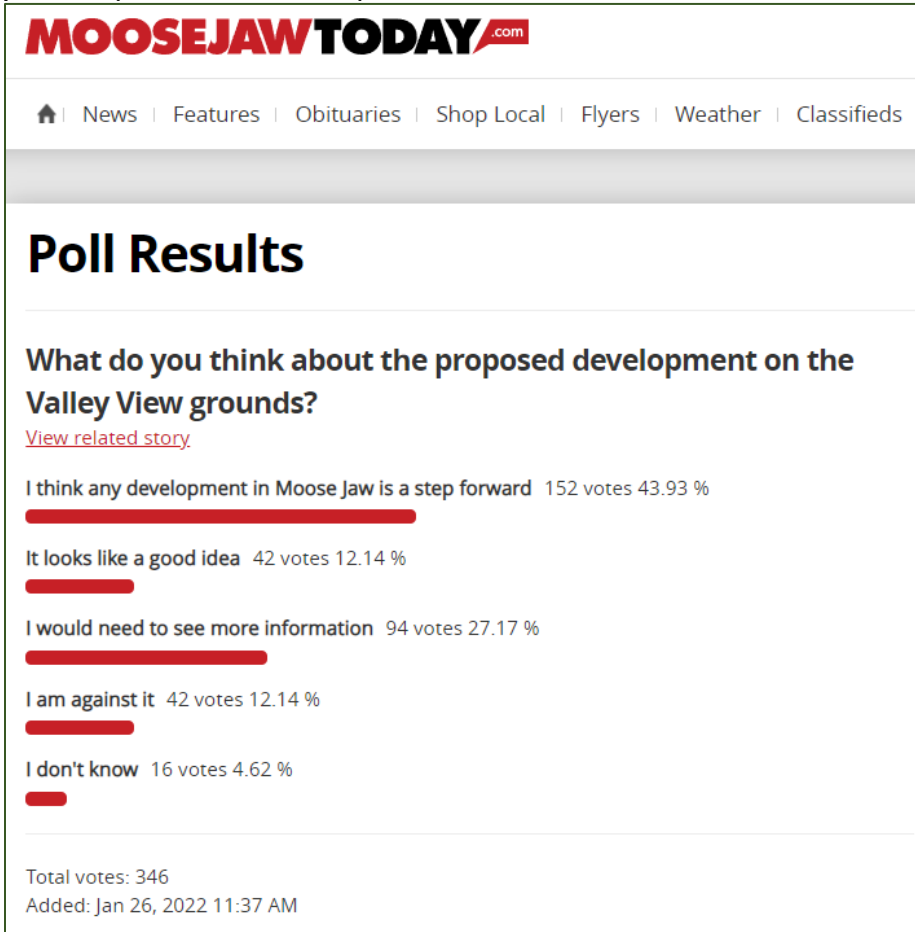
The Wakamow Valley Authority requested an in-person meeting with the Carpere and Wallace Insights on Wednesday February 23, 2022. Mr. Terry Tian and Mr. Alan Wallace attended. A presentation of the Valley View Concept Plan was provided to the MVA. The consultant and Mr. Tian answered a handful of questions and provided clarification of several aspects of the development. Of importance to the MVA is how the development will integrate and complement the Wakamow Valley. Overall, the project was well-received and there did not appear to be any significant objections to the development as proposed.

### 4.2 Engagement Summary

1525 visits to a Virtual Public Open House resulted in twenty-three (23) responses to an online survey. The Open House website was promoted through local media including advertisements purchased in

Valley View Infill Redevelopment Concept

the Moose Jaw Express. 813 visitors viewed the informative videos contained on the site and 346 people participated in the informal poll posted by Moose Jaw Today (shown below).



Feedback from the online survey was collected, reviewed, and summarized. The key results are provided below and detailed results are provided in **Appendix F**.

Overall impression of the plans for Valley View: **3.7 stars out of 5**

Land uses most valued by respondents: **Retirement housing, employment, and tourism**

Commonly suggested improvements to the plan: **Maintain a focus on sustainability and the beauty of the area, maintain variety and uniqueness, smaller lots and higher density to ensure affordable options**

5.0 Building Repurposing Study

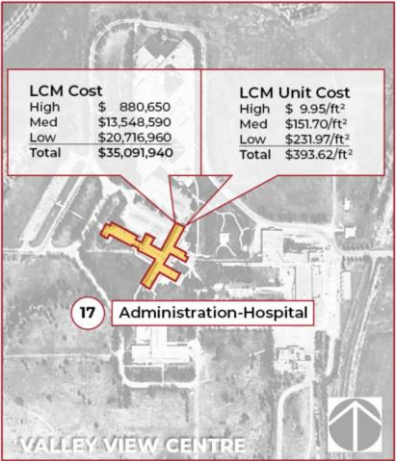
Ray Gosselin Architect Limited conducted a preliminary assessment of the condition and cost of the remaining buildings at the Valley View site. The purpose was to provide Carpere with enough information to make informed decisions about the likelihood of repurposing some of the buildings. In addition to the age of the buildings (over 60 years old), the buildings were heated and powered from a central plant located in the maintenance building. The equipment within the building has been decommissioned for a considerable length of time. This means that any repurposing of specific buildings will mean the installation of individual heating, ventilation, and air conditioning units, as well as bringing power to the site from SaskPower infrastructure nearby.

The major findings are indicated below.

5.1 Administration-Hospital Building

The Admin-Hospital Building is the most central and substantial building within the Valley View project area. Dute to its prominent location within the site, Carpere hopes to repurpose this building for commercial use, potential post-secondary educational institution or combination of both.

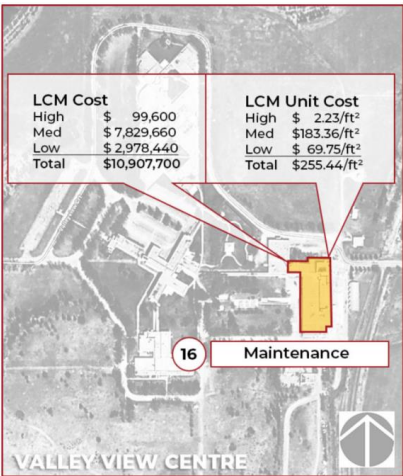
Valley View Infill Redevelopment Concept



The estimated cost to bring the building up to code for temporary occupancy in the short term is \$6.158M.

5.2 Maintenance Building

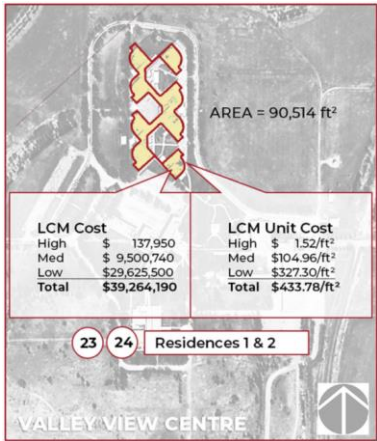
The Maintenance Building houses the central heating plant and power plant as well as several workshops. The value of the building is as a utility building with some institutional uses.



The estimated cost to repurpose the building for short-term use is \$4.644M.

5.3 Residences

The residences formerly housed the residents of the Valley View centre. The spaces are small, uniquely designed and have low ceilings making repurposing challenging. Due to the high upgrade costs (identified in 2024). It is doubtful that the entire residential complex can be repurposed. The concept shows a new roadway cutting through the southern units with most of the units being repurposed for institutional use (education or seniors’ residences).

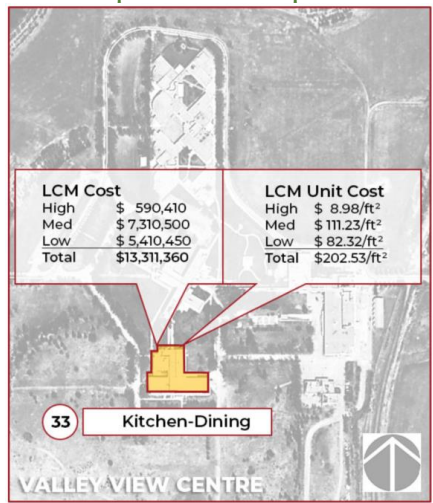


The estimated cost to bring the building up to code for temporary occupancy in the short term is \$1.39M.

5.4 Kitchen-Dining

The Kitchen-Dining area offers large open spaces with high ceilings and substantial construction. The concept plan currently shows this building within a site for multiple unit dwellings. However, if an institutional user required this type of space, a mix of residential and institutional uses may be requested.

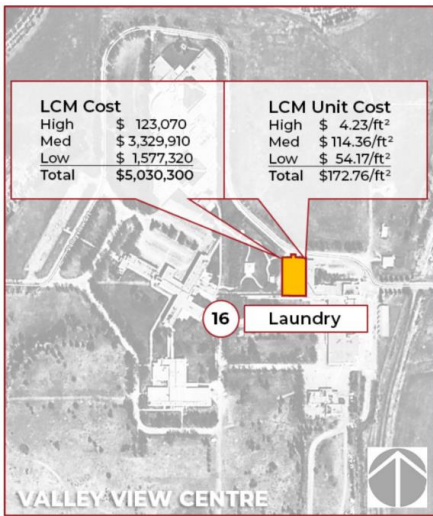
Valley View Infill Redevelopment Concept



The estimated cost to bring the building up to code for temporary occupancy in the short term is \$2.986M

5.5 Laundry

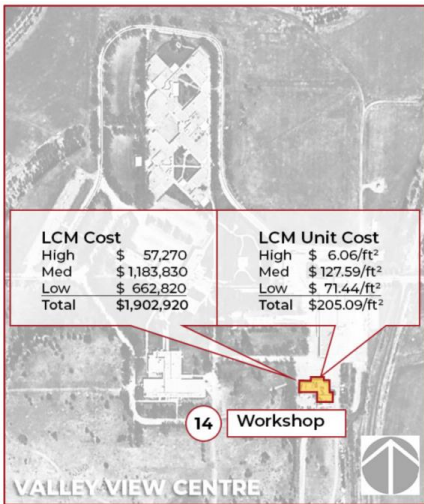
The laundry building is located adjacent to the Maintenance building. It offers large spaces and is identified for both institutional and utility purposes.



The estimated cost to bring the building up to code for temporary occupancy in the short term is \$0.412M.

5.6 Workshop

The workshop building offers unique spaces once used for woodworking, metal-work and other small manufacturing and assembly uses. It is identified in the concept for Employment use. This space would be good to support future employment uses, incubation of small light industrial enterprises, craft breweries, antique item restoration and refinishing or artist studios.



The estimated cost to bring the building up to code for temporary occupancy in the short term is \$0.873M.



## 6.0 Preliminary Geotechnical Investigation

A preliminary geotechnical investigation report for the Valley View site was prepared by Thurber Engineering Ltd., with the field portion of the investigation being conducted between November 29 and December 3, 2021.

This investigation confirmed that the site is conducive to redevelopment; however, given the subsurface conditions and slope stability factors, some special consideration will need to be given to the design and construction. This is particularly important along the Moose Jaw River Valley, where consideration must be given to help mitigate potential impacts on the existing and future slope instability.

## 7.0 Conceptual Infrastructure Servicing Plan

Associated Engineering has included a high-level infrastructure servicing plan to demonstrate how this development can be serviced. A complete description of the Infrastructure Servicing Plan is contained in **Appendix G**. The high-level servicing scheme includes the following elements.

### 7.1 Water Distribution

In June 2021, Associated Engineering completed condition assessment and capacity analysis of the existing water infrastructure servicing the site, including a site inspection of the water pump station and reservoir as well as a desktop review of the on-site and off-site water mains.

- This assessment confirmed that the existing water pump station and reservoir is suitable for servicing the Valley View development, provided some upgrades and repairs are made to restore the facility to an acceptable level of service. Following these improvements, it is intended that the facility will be

turned over to the City to be publicly owned, maintained, and operated.

- The existing water reservoir is supplied by a 200 mm diameter water main from the north, where it crosses Highway 2 and the Moose Jaw River. Currently this line is out of service due to a main break at the crossing over the Moose Jaw River. It is anticipated that the reservoir supply line will ultimately require replacement based on its age and the pipe material. Additional field investigations are required to confirm the condition and determine the scope of improvements required to restore service to the site.
- It anticipated that Carpere will repair and restore operation of the off-site portion of this line. The portion of the supply line that is situated within the development will be repaired and/or replaced according to City standards for turnover to the City as a municipal line.

While the site contains various existing private water distribution services, the size and alignment of these mains is incompatible with servicing the Concept Plan and unsuitable for adoption into a public municipal distribution system. It is proposed these existing services be removed and/or abandoned in-place in conjunction with the construction of the new public water distribution network that is sized and configured to meet the City's current design criteria.

### 7.2 Wastewater

In June 2021, Associated Engineering completed a desktop condition assessment and capacity analysis of the existing wastewater infrastructure servicing the Valley View site.

- The site is currently serviced by a 375 mm diameter wastewater gravity main that runs off-site to the north, crossing Highway 2 and the Moose Jaw River, which historically discharged to the Valley View Lift Station. Based

## Valley View Infill Redevelopment Concept

on the desktop assessment, there is high potential that this main will have adequate conveyance capacity to service the full Concept Plan area. Field investigations including CCTV inspection will be required to confirm the current condition, pipe slopes, and capacity of the main and verify the potential for re-use or rehabilitation. The portion of this line that is situated within the development will be repaired and/or replaced as required by the Developer for turnover to the City as a municipal line.

- The Wellesley Park Lift Station, which is currently under construction adjacent to the existing Valley View Lift Station, will replace the existing Valley View and Churchill Lift Stations. The excess capacity in the new lift station can be allocated to support the proposed Valley View Development, however this residual capacity will likely not be able to accommodate the peak flows during wet weather events. Therefore, a wastewater storage facility will be required for the Valley View development to mitigate any impact to the downstream system. This facility would temporarily store wastewater flows until capacity in the downstream system becomes available.
- While the site contains various existing private wastewater services, the size and alignment of these mains is incompatible with servicing the Concept Plan and unsuitable for adoption into a public municipal wastewater system. It is proposed these existing services be removed and/or abandoned in-place in conjunction with the construction of the new public wastewater collection network that is sized and configured to meet the City's current design criteria.

In addition to new gravity wastewater collection services, a new pump station will be required due to the limited depth of the existing 375 mm wastewater main that services the site. This pump station will allow for additional depth in the proposed gravity network, permitting services to be extended throughout the entire development. The pump station will convey flows to the existing 375 mm wastewater main via

a force main, from which point wastewater flows will continue via gravity off-site to the Wellesley Park Lift Station. It is anticipated the wastewater storage can be incorporated into the proposed new pump station on site. These facilities would be constructed by the Developer and turned over to the City to be publicly owned, operated, and maintained.

## 7.3 Stormwater

The development is bounded by the Moose Jaw River valley slopes on the north, west and southwest sides. Runoff on the north side of this ridge generally sheds north and west towards the Moose Jaw River, while runoff on the south side of this ridge generally sheds west to the Moose Jaw River. To facilitate the redevelopment of this site, the following stormwater management strategy is proposed:

- A minor drainage system is proposed to rapidly convey storm runoff from minor return events, which provide an improved level of service in urban development areas. This system would include a network of publicly owned, operated, and maintained underground sewers, inlets, swales, and street gutters constructed by the Developer and turned over to the City. These networks will be sized to convey post-development runoff from a 1:5-year event and convey them into the corresponding storm water management facility (SWMF) for each catchment.
- In events where the minor system is at capacity, the major drainage system for the Valley View development will direct runoff overland along road rights-of-way, drainage easements, and municipal open spaces. The major drainage system is comprised of overland flow routes, ditches, roadways, watercourse, storage facilities, and outfalls into storage facilities or watercourses.
- There are four SWMFs proposed for the development corresponding with each catchment area, which will be sized

## Valley View Infill Redevelopment Concept

to provide storage for a 1:100-year, 24-hour return event based on a release rate no greater than the pre-development rate. Based on the preliminary geotechnical investigation, it recommended that the SWMFs function as dry-bottom detention facilities. Due to the configuration of the catchment areas, three of the SWMFs are proposed to be public facilities constructed by the Developer and turned over to the City, while one would be a privately owned SWMF that is constructed, operated, and maintained by the Site Developer.

## 8.0 Traffic Impact Assessment

A Traffic Impact Assessment is being completed by Associated Engineering to provide analysis of off-site traffic impacts, assessments of on-site circulation, and site access for the proposed Concept Plan. Upon completion, the report will be provided to the City for review.

A complete description of the Infrastructure Servicing Plan is contained in **Appendix G**.

## 9.0 Direct Control District & Development Agreement

The Valley View site is to become a unique, comprehensive mixed-use community. Conventional zoning districts are not suitable for such a large project mainly due to the lengthy build-out period, diverse range of uses, and changing market conditions over time. As such, the Moose Jaw Official Community Plan makes provision in Section 19.1.5 for the use of Direct Control Districts (DCD). DCDs are more suited to regulate and manage unique development sites such as Valley View. The text of Section 19.1.5 is provided below:

### 19.1.5 Direct Control Districts

- a) The purpose of this type of District is 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 other existing provisions of the Zoning Bylaw.
- b) Direct Control Districts (DCD) 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.
- c) The following guidelines shall be used by Council to establish a Direct Control District in the Zoning Bylaw and in administering development on any land subsequently zoned as DCD:
  - i) Council shall consider the nature and intensity of the surrounding uses to avoid or minimize land use conflict when investigating rezoning proposals for a new DCD area.
  - ii) Prior to approving a rezoning for a DCD area, Council shall consider whether any environmental, servicing, or public safety problems would result due to the intended uses anticipated in the DCD.
  - iii) Council shall also ensure that the land use in a proposed DCD area benefits the City and is consistent with the other policies of the Official Community Plan.
  - iv) Council shall outline criteria for the creation of all new DCD areas in the General Purpose of the DCD Zone in the Zoning Bylaw. These criteria will be based on, but not limited to Council's consideration of the unique physical nature of the area, the possibility of developing a mix of compatible land uses in the area, and the potential for introducing new types or forms of development which may not be possible under the current Zoning Bylaw.
  - v) All proposals for rezoning an area to DCD shall be circulated for the comments of the Municipal Planning Commission and any other agency or group identified by Council as having a potential interest in the matter. d) Council shall require the applicant to enter into a development agreement as a condition of approval for development in a Direct Control District.

### Valley View Infill Redevelopment Concept

A proposed draft of the Direct Control District 1 (DCD1) has been prepared and is appended to this report as **Appendix B**.

#### Maximum Building Height

The maximum building heights for Valley View have been proposed after careful consideration and investigation into the building height regulations which extend from the 15 Wing Airbase located south of Valley View. Wallace Insights obtained information about the base zoning regulations which are pertinent to the Valley View site. The 15 Wing Air Force Base is located approximately 5 kilometers from Moose Jaw. The Airport Zoning Regulations (Regulations) are a very important consideration for the redevelopment of Valley View.

According to the Regulations, the Valley View site encroaches into the area of the airport known as the 'Outer Surface'. The Outer Surface has building height restrictions which range anywhere from 45 metres to 9 metres, measured from the Airport Zoning Reference Point (AZRP). The AZRP is a point on the centerline of runway 10L-28R at the beginning of that runway for approach 28R. The height restrictions are dependent on the elevation of land relative to the AZRP. The elevation at the AZRP is 577 metres. For example, if the Valley View site were at the same elevation as the AZRP, the height restriction for buildings is 45 metres. If however, the land elevation rises relative to the AZRP the height restriction for buildings will be lower. At no time is the height of buildings restricted to less than 9 metres. **Appendix B** shows the maximum building height permitted at Valley View.

#### Master Development Agreement

Carpere has prepared a suggested list of terms which could form part of a Master Development Agreement (MDA). The MDA would be an umbrella agreement which guides the issuance of development permits and approvals for subdivision in each development phase. **Appendix E** contains a list of suggested terms for consideration and discussion.