



## APPENDIX A

### MOOSE JAW VALLEY VIEW MIXED-USE DEVELOPMENT PLAN February 22, 2022



This diagram is for conceptual illustration purposes only.  
Final configuration of uses and buildings is subject to change based on detailed design work,  
utility locations, topographic analysis, environmental and other factors.





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**CARPERE**  
MOOSE JAW VALLEY VIEW  
MIXED-USE DEVELOPMENT PLAN  
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## VISION STATEMENT

Carpere Valley View comprehensive development in Moose Jaw is positioned to be a major new urban “draw” for the city of Moose Jaw and region offering a wide range of residential, commercial, educational, business, tourism and employment uses. The development will bring a vibrant community with unique living, working and social experience capturing its stunning views and topography. The blend of uses provide opportunity for a destination-like project which activates the south of the city, attracts visitors and residents and incubates local enterprise. This is a unique once in a generation city-building opportunity. The development weaves the best aspects of city living into harmony with nature, capturing the stunning views and topography of the site to create a vibrant community with unique living, working and social experiences.

### LAND USE

#### + RESIDENTIAL



Single family home areas fully capturing the beauty of views towards the city and valley are planned to wrap around the west and south of the project, creating several clusters with its own amenities such as parks, trails and water features. These residential communities offer estate living experience and extraordinary amenities. Sustainable strategies like a district heating facility, solar energy and pioneering pre-fabrication technology are considered throughout the planning, design and construction process. The expectations of future residents for sustainable living will be accommodated through strategies including district heating, solar energy, low impact development, and high efficiency construction through modern pre-fabrication technology. This is a ‘future-proof’ development prepared for the increasingly sustainable development that consumers expect.

#### + RETIREMENT HOUSING



Retirement housing is planned in the south adjacent to the commercial market square. Arts and local craft activities will provide senior residents a community with a strong social environment. Sustainable living considerations ensure long-term costs for utilities and maintenance are low, providing peace of mind that future quality of life remains high.

#### + COMMERCIAL



A commercial ‘market square’ is designed between the main roads running east-west through the site, taking advantage of most of the traffic flow to give the planned neighbourhood retail, markets, arts and local crafts an address for success. Walkability is at the forefront. Neighbourhood retail is situated near residential areas. A farmers/night market is proposed near central buildings to create flexible event spaces. An arts district with local craft areas, employment flex spaces, workshop studios, and education centres are accessible to the retirement living area. These commercial character areas provide a strong sense of place and synergy between retailers to create a successful retail destination.

#### + EDUCATION



Education uses ranging from an early learning centre to a post-secondary private institute are proposed and can be well accommodated. Primarily utilizing existing structures, these educational programs provide services to residents of Valley View, citizens of Moose Jaw, and students from a broader region.

#### + EMPLOYMENT



With growing market demands for light industrial flex spaces, local craft workshops, light manufacturing and processing spaces, self-storage and warehouse facilities are accommodated into an employment zone. Adaptive re-use of existing buildings and the development of the site in harmony with nature create a trendy commercial destination offering a one-of-a-kind employment destination in the region. The development will attract new and established business owners, innovators as well as young entrepreneurs. Sustainable infrastructure approaches give business investors a leg-up over future cost escalation and risk associated with climate change.

#### + TOURISM



As a ‘destination’ the development is expected to attract tourism dollars to the region. In addition, a dedicated area for a nature-based tourist attraction (park) is planned in the northeast corner of the project site. The park may accommodate community and sporting events, as well as cultural, heritage, and nature experiences.

#### + UNIQUE AND SPECIAL



Urban farming, greenhouses, business incubators, student housing, and more! Uses beyond the norm for urban living, stemming from the natural amenity and adaptive re-use potential of the site, can be integrated components of this once-in-a-generation development opportunity.

## CARPERE VALLEY VIEW STATEMENT

### IN HARMONY WITH NATURE

Designed to harmonize with and celebrate the natural beauty of the site, the development will adhere to principles of low impact design – treating rainwater and snow-melt as a resource, maximizing native plant species to drought tolerance, and focussing on ecology to take advantage of ecosystem services while also creating valuable habitat for local flora and fauna. Designed for sustainable lifestyles, residents, businesses and visitors to Carpere Valley View will enjoy a small environmental footprint. Compelling opportunities to walk, cycles and enjoy both urban and nature activities abound. New life breathes into old assets that would otherwise be destined for the landfill. Energy and water efficient design ensures activities remain affordable well into the future.

### CIRCULATION & LAYOUT

Low impact development begins with the adaptive re-use of many of the existing roadways, which will be improved to support this unique urban village. New road alignments are proposed to support residential development. Most residential and neighbourhood commercial access will be from the west through 7th Avenue. High traffic-generating, ‘destination’ uses are located with direct access to Highway 2. A circular roadway design runs through the site east to west, supporting the creation of a ‘market square and a sense of place. Roundabouts are used to promote safety, efficient circulation and an attractive environment for both pedestrians and vehicles. Vehicular traffic is but one way to circulate to and within this development. An important network of pedestrian routes, including recreational trails, support active transportation options and walkability. The Trans Canada Trail is also a feature of the site.

### WATER FEATURES & AMENITY

Extending the natural beauty of the Wakamow Valley to the upland portions of the project site, a series of natural swales, ponds, creeks and other naturalized water-based features provide both aesthetic and ecological function for the development. The stunning prairie and river valley views and vistas surrounding the site will be enhanced with immersive natural features within the development.

### PHASING STRATEGY

The initial phase of development includes \_\_\_\_ acres for estate lots, standard large lots, a portion of the anticipated Market Square, and the repurposing of the central administration building. Phase One is located on the west side and spans across the main collector roadway. Future phasing is described on page \_\_\_\_ and is expected to occur over a number of years (perhaps decades) based on market conditions and rates of space absorption.

## DEVELOPMENT PRINCIPLES

Design principles have been followed in the master planning of the Valley View project. These key principles are developed to inform subsequent design strategies.



### SUSTAINABLE



#### + LOW IMPACT

Landscape features will utilize drought tolerant and native plantings to ensure both water efficiency and to protect the stability of the Wakamow Valley slopes.



#### + SUSTAINABLE LIFESTYLE

Comfortable and energy efficient buildings that take advantage of modern pre-fabrication technologies support a low carbon footprint. All season walkability also supports active living.



#### + RENEWABLE ENERGY

Solar, Biomass, and Geothermal energy solutions are being explored to support the development and ensure it remains sustainable and affordable long into the future, making it a solid investment for all.



### ALL-SEASON

Winter activities such as ice skating and dedicated spaces for festivals are considered within the open spaces.



### HEALTHY LIFESTYLE

The Valley View community will promote a healthy lifestyle through providing many natural trails in the project connecting to surrounding natural parks. Amenities provide residents and visitor with health and wellness options such as Hot Spring, Sports, Meditation.



### NATURAL

Natural beauty is one of the unique attributes of the project, the residential development of the project maximizes the views and topography. Eco-tourism activities using the natural amenities of the location will be promoted throughout the project to attract residents and visitors to the site to celebrate nature.



### INNOVATIVE BUILDING STRUCTURES

Innovative construction approaches will be applied to optimize the performance. Modular and prefabrication methods shall be applied widely during the development of the project.



### HERITAGE

The former use of the site as a place of care and training for people with intellectual and mental health challenges will be recognized within the development in consultation with the City.

## CARPERE VALLEY VIEW DESIGN PRINCIPLES

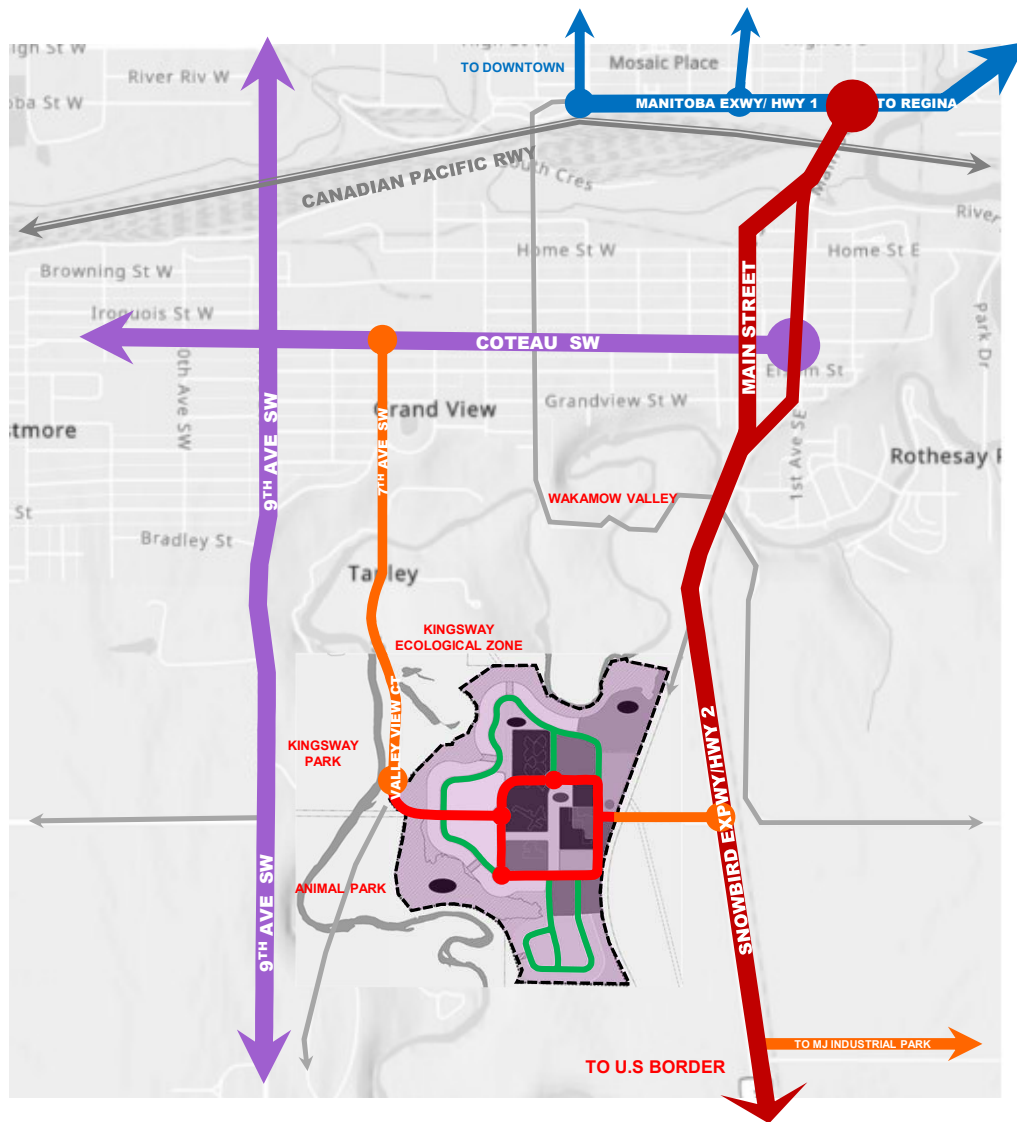






1. Central park
2. Administration building
3. Drive towards Valley View Ct
4. Entry way from Valley View Ct
5. Administration building west facade
6. West Aerial
7. Northwest View
8. Valley view center in 1950s

## CARPERE VALLEY VIEW SITE IMAGERY



## CARPERE VALLEY VIEW REGIONAL CONNECTIVITY

### ACCESSIBILITY

Valley view is conveniently located in the south end of Moose Jaw, connected to Highway 2 to the east and connected to the south residential Grand View area through 7<sup>th</sup> avenue SW.

### TO DOWNTOWN MOOSE JAW

Approximately 4.7 km away from the City Hall, Moose Jaw and Carpere Grand Hall hotel on Main Street in downtown.

### TO REGINA

The project is approximately 52 mins away from Regina, via Northbound Highway 2 to eastbound Manitoba expressway and TransCanada Highway.

### TO U.S. BORDER

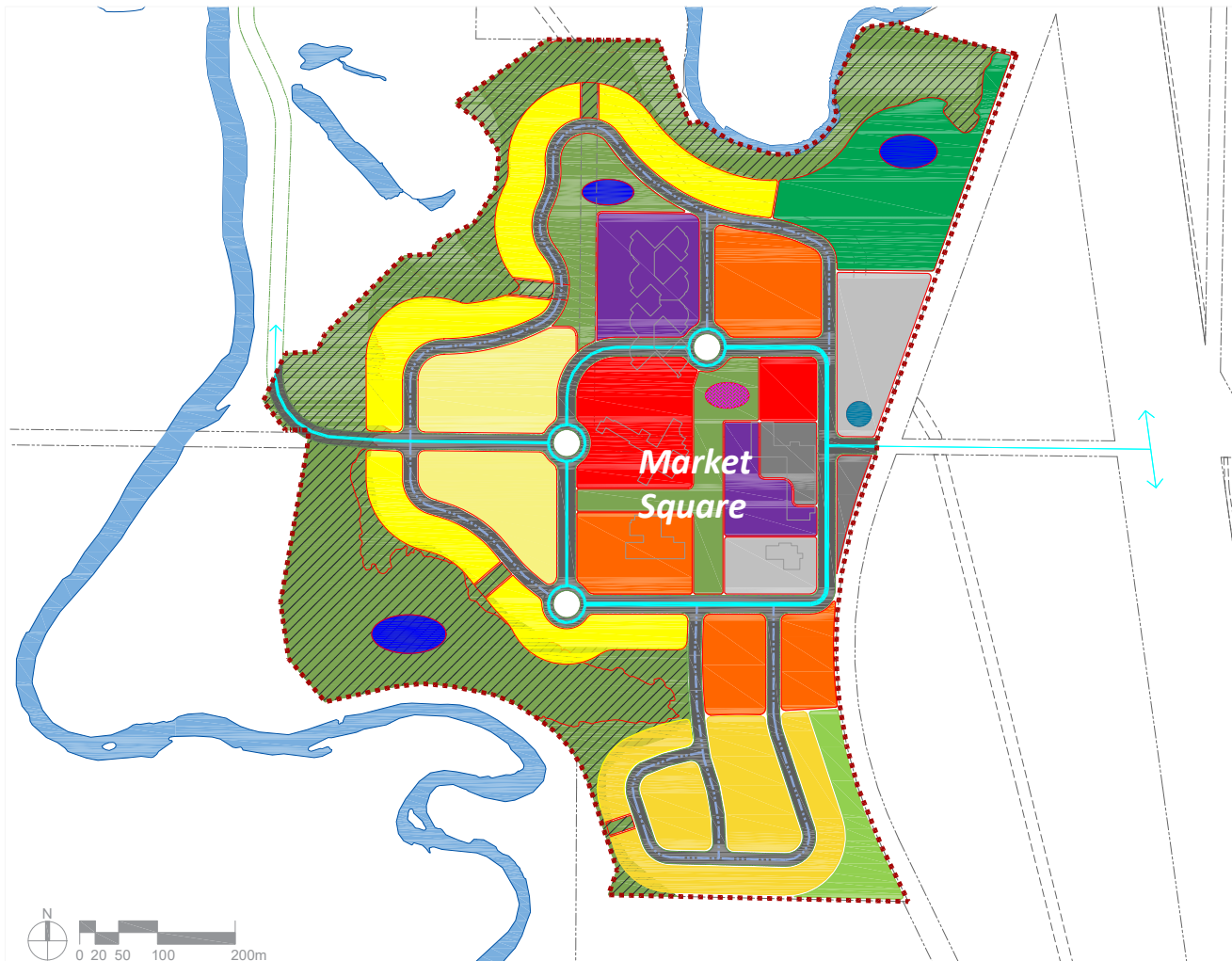
Approximately 176km away via Southbound Highway 2 then Southbound highway 36.

### TO SASKATOON

Approximately 233 km (2.5 hours) to Saskatoon via northbound Highway 2 then westbound Highway 11.

### TO LOCAL PARKS

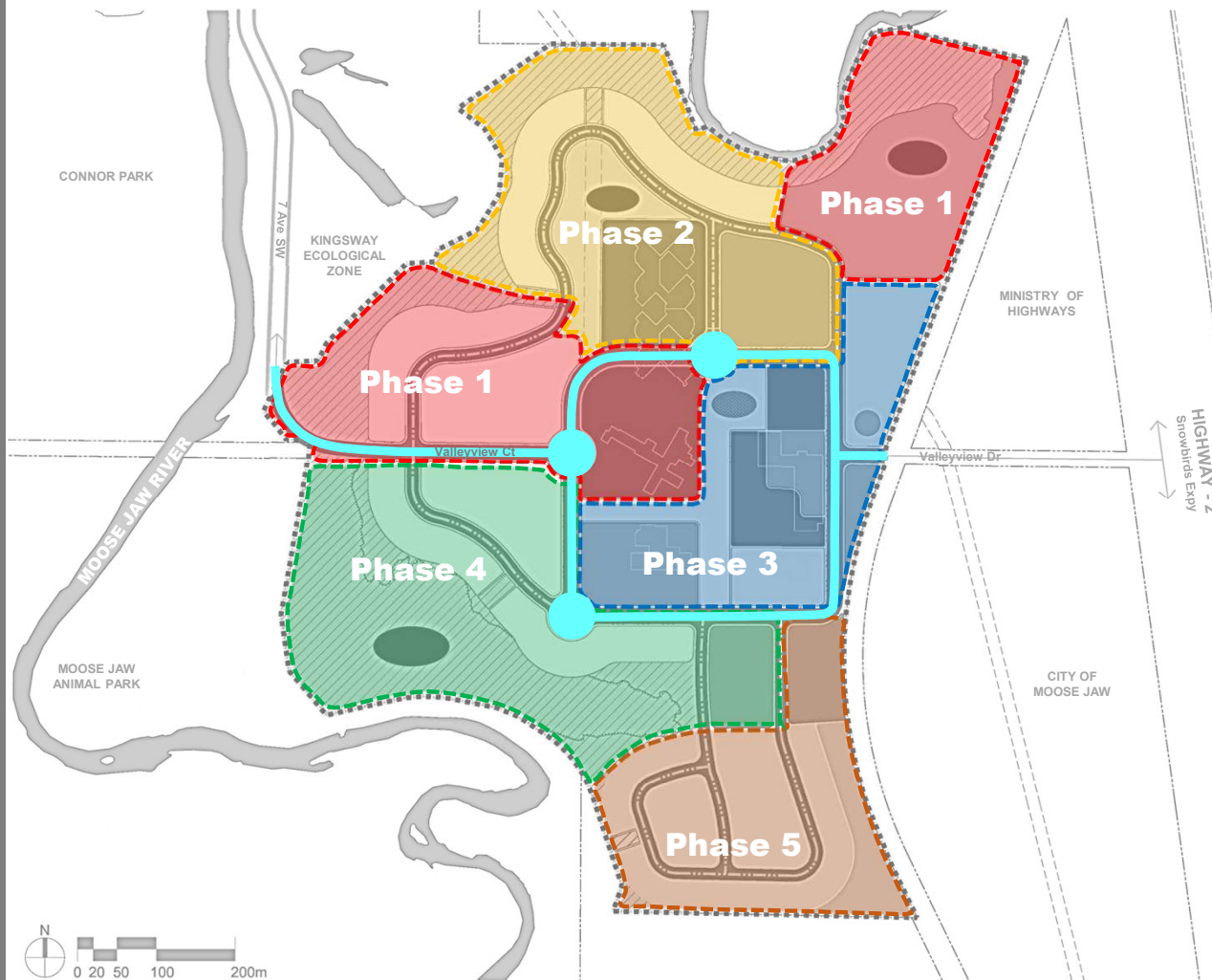
Project is a short distance to the former Moose Jaw Animal Park, Kingsway Park to the west, Kingsway Ecological Zone to the north and Wakamow Valley.



## CARPERE VALLEY VIEW LAND USE PLAN

LAND USE	LAND SIZE	POP. ESTIMATION
Estate Lots	+/- 16.8 Acre	133 Residents
Standard Large Lot	+/- 10.2 Acre	235 Residents
Standard Seniors Bungalow Lots	+/- 12.3 Acre	199 Residents
Multi-Family	+/- 13.7 Acre	911 Residents
Commercial	+/- 7.7 Acre	392 Employees
Employment	+/- 7.2 Acre	260 Employees
Institutional	+/- 8.3 Acre	493 Employees
Recreation/ Tourism Use	+/- 10.2 Acre	264 Employees
Utility	+/- 2.7 Acre	<b>1,478 Residents</b> <b>1,409 Employees</b>
Collector Road (20m)	+/- 10.5 Acre	<b>2,886 Total</b>
Local Road (16m)	+/- 9.7 Acre	
Urban Park	+/- 11.7 Acre	
Naturalized Open Space		
Public Plaza		
Stormwater Detention		
Water Reservoir		
Round About		





## CARPERE VALLEY VIEW PHASING PLAN

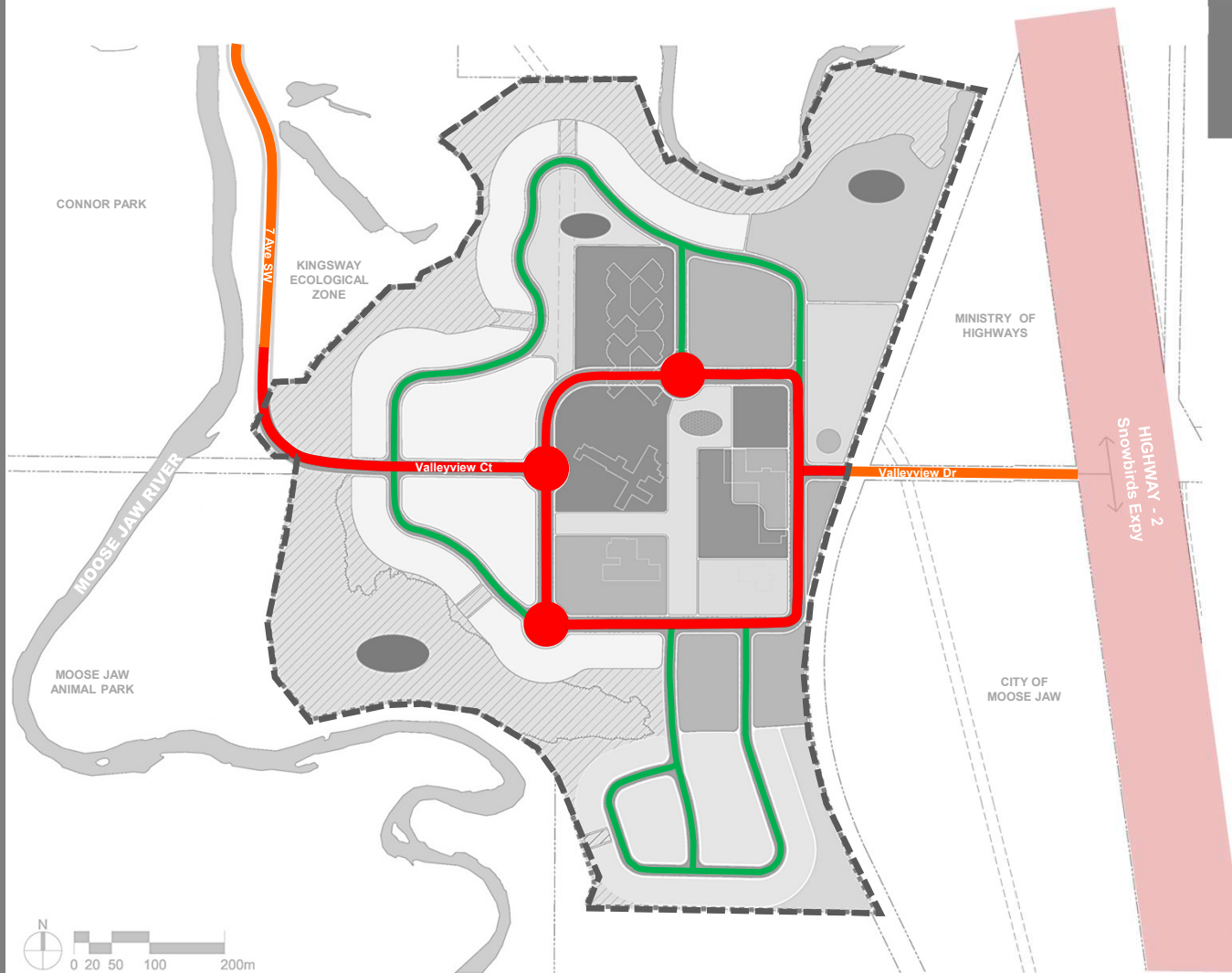
- Phase 1 Estate Lots; Standard Lots; Commercial Centre1; Local Roadway; Collector Roadway; Roundabouts (2); Tourism/Recreational Use; Naturalized Greenspace.  
**+/- 29.6 Acre**
- Phase 2 Estate Lots; Institutional; Multi-Unit Site1; Local Roadway; Park; Stormwater Pond; Naturalized Greenspace and Linkages.  
**+/- 26.3 Acre**
- Phase 3 Multi-Unit Site2; Commercial Centre2; Park Space; Public Plaza; Institutional; Employment and Utility Sites.  
**+/- 23.9 Acre**
- Phase 4 Estate Lots; Standard Lots; Multi-Unit Site; Naturalized Greenspace; Stormwater Pond; Local Roadway; Collector Roadway and Roundabout.  
**+/- 19.1 Acre**
- Phase 5 Multi-Unit Site; Senior Bungalow sites; Park; Local Roadway  
**+/- 20.9 Acre**

### Note:

Acres refer to developable acres only, and does not include naturalized area

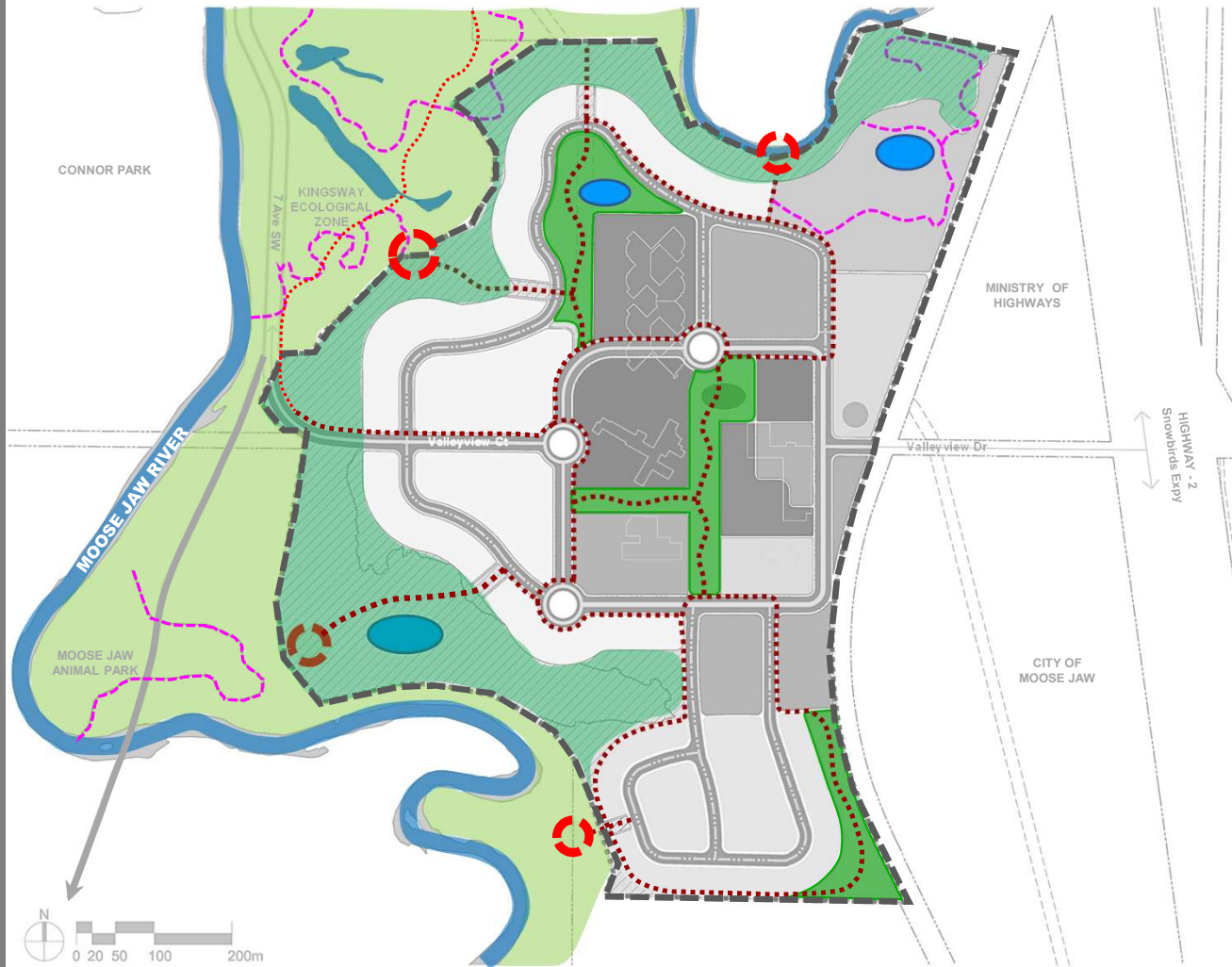
<b>TOTAL DEVELOPABLE LAND</b>	<b>Approx. 120 ACRE</b>
<b>TOTAL LAND SIZE</b>	<b>Approx. 160 ACRE</b>





## CARPERE VALLEY VIEW CIRCULATION DIAGRAM

- 20m Dedicated Collector Road (upgrade or new)
  - 16m Dedicated Local Road (upgrade or new)
  - Existing Collector Road
- Note: All planned public roadways to be upgraded or newly constructed to City of Moose Jaw standards.



## CARPERE VALLEY VIEW OPEN SPACE DIAGRAM

-  Viewpoint node
-  Wakamow Valley
-  Urban Park
-  Naturalized Open Space
-  Storm Detention/Water Feature
-  Regional park trails
-  TransCanada Trail route

### **Key Feature:**

Valley View is designed for People.  
Open Space, Natural Areas, Parks and  
Amenity Spaces are all connected  
And accessible at Valley View.

\* ALL PROGRAMS SUBJECT TO CHANGE



## NORTH AERIAL VIEW

## CARPERE VALLEY VIEW REDEVELOPMENT PLAN RENDERINGS



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## EAST AERIAL VIEW



## CARPERE VALLEY VIEW REDEVELOPMENT PLAN RENDERINGS

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## WINTER SCENE



## CARPERE VALLEY VIEW REDEVELOPMENT PLAN RENDERINGS

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## CARPERE VALLEY VIEW REDEVELOPMENT PLAN RENDERINGS



**EAST AERIAL VIEW**

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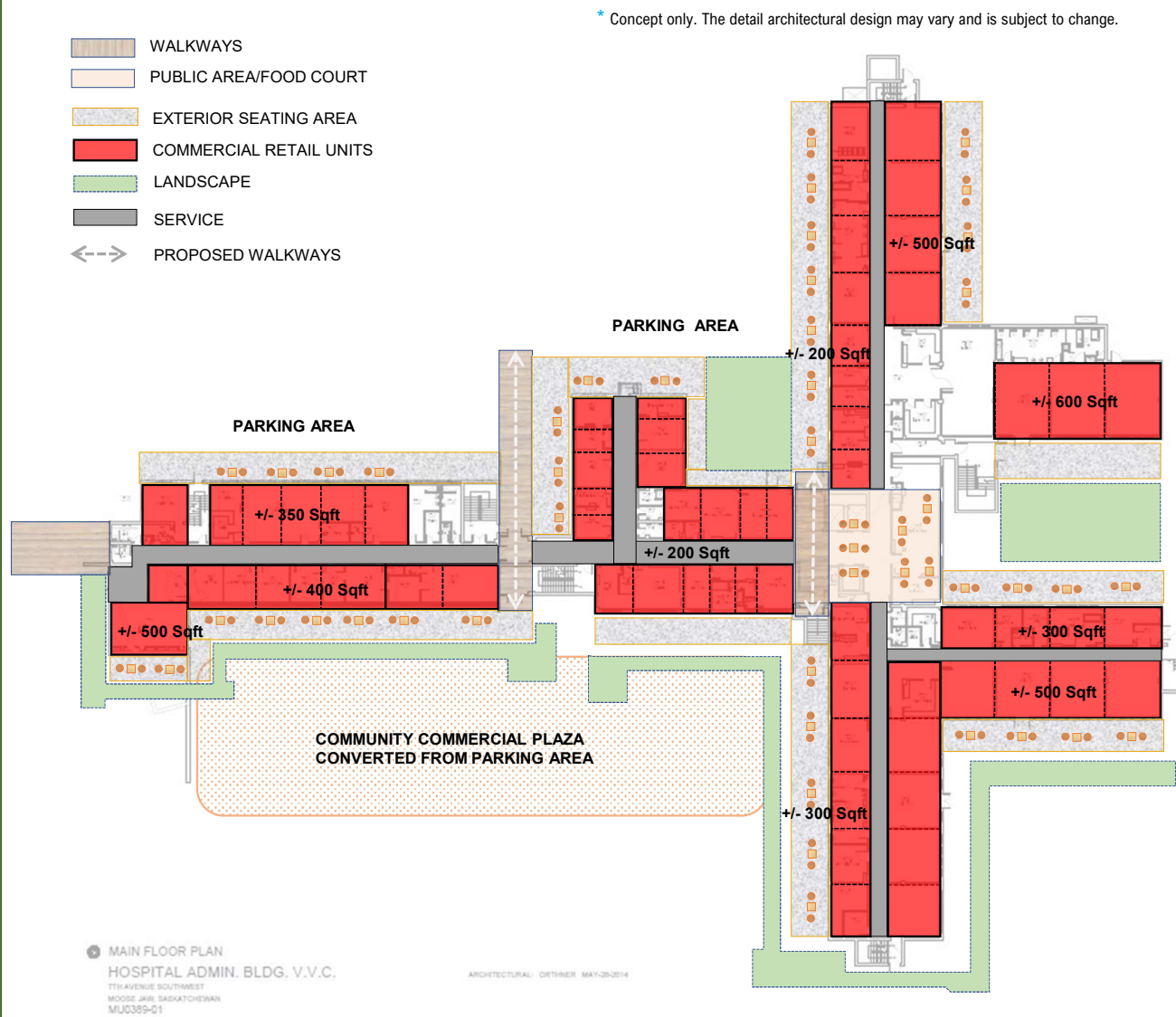


## CARPERE VALLEY VIEW REDEVELOPMENT PLAN RENDERINGS



**SOUTHWEST RESIDENTIAL VIEW**

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## CARPERE VALLEY VIEW REDEVELOPMENT PLAN CENTRAL ADMIN BUILDING

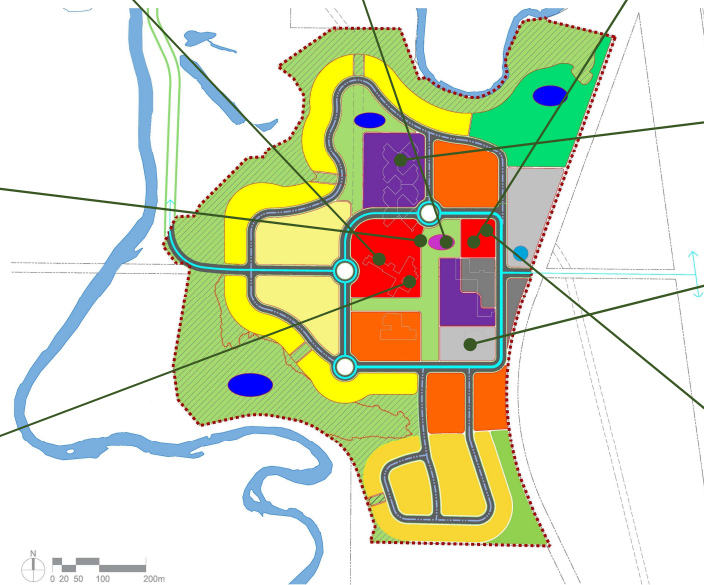
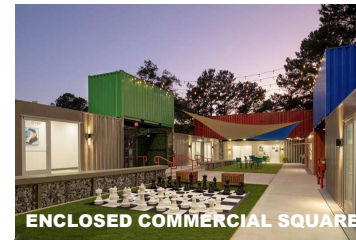
KEY LOCATION MAP



REFERENCE IMAGERY







\* ALL IMAGES ARE FOR REFERENCE ONLY, DESIGNS ARE SUBJECT TO CHANGE AND NOT RENDERINGS OF ACTUAL PROPOSED BUILDING DESIGN.

## CARPERE VALLEY VIEW COMMERCIAL ELEMENTS

### POP-UP RETAIL SPACES

Retail plaza is made up of modular pop-up retail units envisioned to offer local shopping and gathering destinations with a theme of fashion, art and energy. The enclosed plaza creates a sense of place and offers shoppers and patrons spaces to gather for events and festivals.

### MARKET

Farmers Markets will operate during the day and offer seasonal night markets creating a unique regional destination.

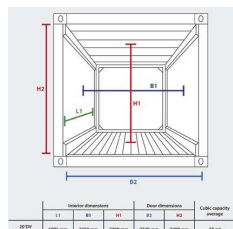
### WORKSHOPS/CRAFTS

Factory shops and locally-owned destinations such as craft beer distilleries and coffee houses will showcase local craftsmanship and new food production technology.

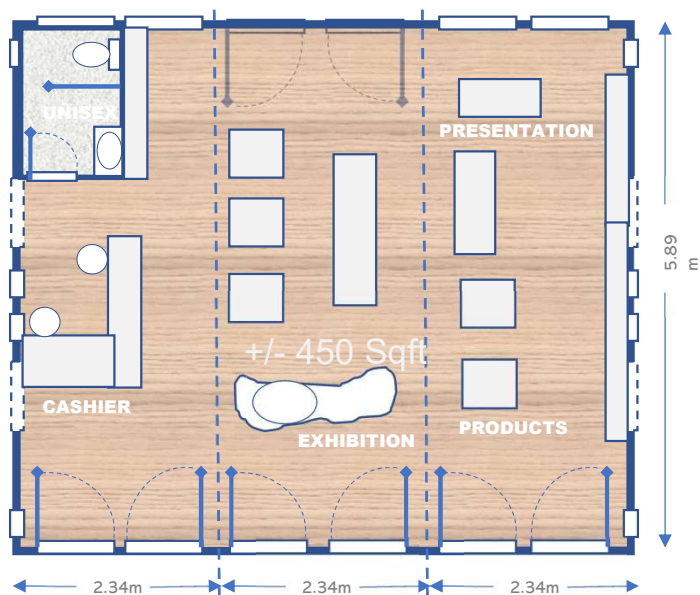
\* Concept only. The detail architectural design may vary and is subject to change.



REFERENCE IMAGE



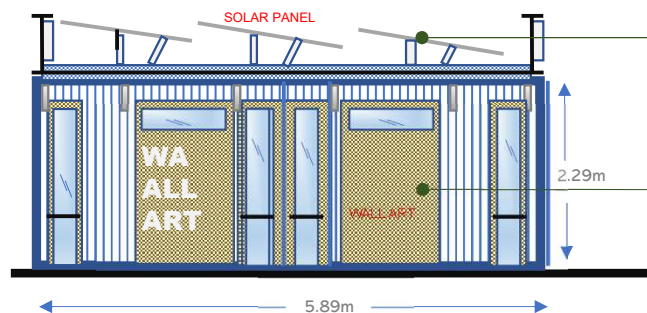
STANDARD CONTAINER



CRU MODULAR FLOORPLAN



STOREFRONT ELEVATION



SIDE ELEVATION

## CARPERE VALLEY VIEW POPUP RETAIL MODULES

### MODULAR

Each popup commercial retail unit is made of three 20 ft standard shipping container module with total of approximately 450 Sqft per unit.

### SOLAR POWER

Solar panels are installed on roof to support each CRU to be independently self-powered.

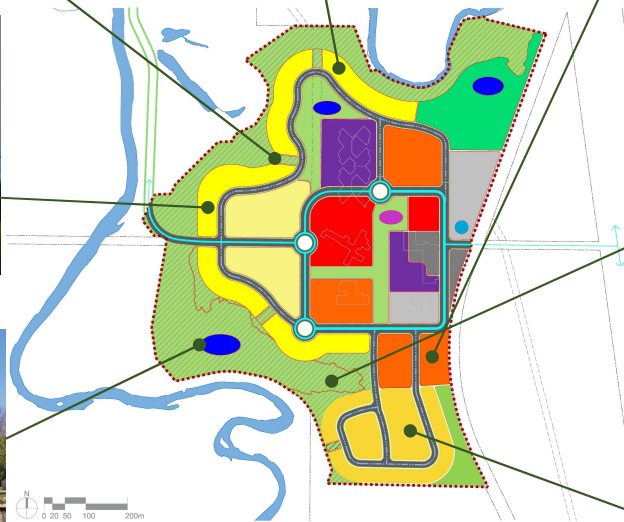
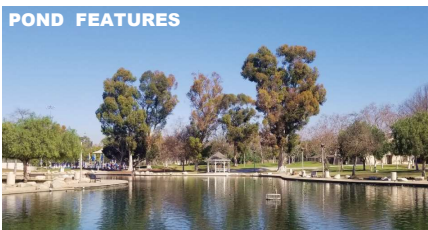
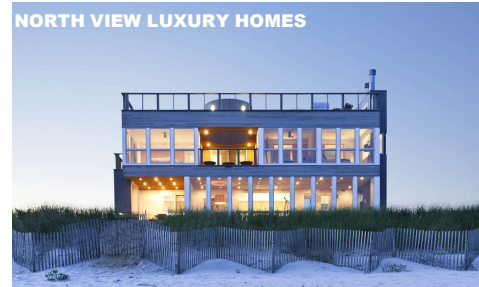
### WALL ART

Visual arts such as wall graffiti and paintings provide local artist opportunities to make the commercial space unique and vibrant.





## CARPERE VALLEY VIEW RESIDENTIAL ELEMENTS



### ESTATE VILLAS

North view and west view homes are 2-story single family house ranging from 2,400 Sqft to 4,800 Sqft with 3 to 5-bedroom options.

### AMENITY

Naturalized prairie landscape will be part of the appeal of Valley View and will surround the residential estate lots. Clubhouses may be developed as part of the multi-family and seniors' residential development. These would be designed to offer breathtaking views of the valley and city of Moose Jaw. Other community amenities such as community parks, gyms and pools will be offered within each phase of the residential areas.

### RETIREMENT COMMUNITY

A retirement community with south view of the valley offers a variety of options including no-basement bungalow strata, senior apartments and exercise areas to promote wellness and independent senior living.

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