

Selena Kirzinger

From: Michelle Sanson
Sent: November 30, 2022 4:26 PM
To: Selena Kirzinger
Subject: FW: Carpere Valley View Proposal

From: [REDACTED] >
Sent: November 18, 2022 7:26 AM
To: Planning <planning@wallaceinsights.com>
Cc: Michelle Sanson <MSanson@moosejaw.ca>
Subject: Re: Carpere Valley View Proposal

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Hi there,

I understand all that you have pointed out, yet please take note specifically of point 4. Yes, the Valley View land itself is not significantly ecologically sensitive, however, the entire area to the southwest is. Only someone who understands ecology and frequents this area would be aware of this and how this development will impact the fauna in the area. Wakamow Valley is unique for an area directly neighbouring an urban area and is also home to many species that usually a person would have to travel a significant distance to view.

Despite your assurance that this project was carefully considered, as a naturalist I can already easily envision how the encroachment of population and construction will impact the numerous species there. As I pointed out to our provincial government, areas like this need to be thought of well beyond economic terms. At very least this development should be scaled back much further from the valley itself and more native species should be planted in between to 'buffer' the visibility and noise from this proposed development. Being aware of the entire scope of how human activity impacts a natural area is an absolute necessity and this area directly bordering the proposed project is one of the most ecologically significant that I have seen in western Canada. I understand the need for development in urban areas, but the proposal for Valley View Centre land needs much better scrutiny.

Sincerely,
[REDACTED]

From: Planning <planning@wallaceinsights.com>
Sent: November 17, 2022 3:13 PM
To: [REDACTED]
Cc: Michelle Sanson <msanson@moosejaw.ca>
Subject: RE: Carpere Valley View Proposal

Hello [REDACTED]

Thanks for taking time to review the Valley View plans on the website.

A few things to note about this development which are important from an ecological point of view:

1. This entire site was previously developed and operated by the Province of Saskatchewan for over 65 years as a training and housing facility. Much of the site was not left in a natural state and is currently not in a natural state.
2. Carpere is proposing to 'restore' several acres of land immediately adjacent to the Wakamow Valley to natural prairie vegetation.
3. In addition to No. 2 above Carpere is dedicating many acres of land which will never be developed even though it formed part of the Province's Valley View training facility previously.
4. A search of this site on the Province's database indicates that there are no significant or ecologically sensitive areas on the Valley View property.
5. A comprehensive Heritage Resource Impact Assessment was conducted by an independent consultant and the project has been given clearance to proceed by the Province of Saskatchewan Heritage Branch.

There are many other features of the plan which indicate that Valley View will add value to the River Valley, but we hope the above five statements above help to clarify the plans for Valley View.

Thanks again for taking time to provide feedback. I have cc'd Michelle Sanson, Director of Planning and Development on this reply.



Alan G. Wallace RPP, MCIP®, LEED-GA

Planning Director, Wallace Insights

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Treaty 6 Territory & Homeland of the Metis

From: [REDACTED]
Sent: November 15, 2022 8:27 PM
To: Planning <planning@wallaceinsights.com>
Subject: Carpere Valley View Proposal


Dear Mr. Wallace

As someone who enjoys the unique proximity and natural setting of the Wakamow Valley, I was very disheartened to learn of the extent of the planned development by Carpere Canada of Richmond B.C.

This project as shown on Moosejaw.ca clearly does not respect or maintain the natural integrity of this area and what a shame our city council is so easily swayed by economic factors to not see the 'real' future value of maintaining this area as a haven for wildlife and those that take the time to appreciate it.

As someone who understands the ecological value of this area and has seen how such developments have ruined other areas in Canada, I can assure you that it is a grave mistake that will drive out many species that make this area home. Why do we continue to develop at the expense of nature? There are plenty of other areas that are not this ecologically sensitive. This project will undoubtedly drive out the abundant wildlife; what does Mr. Tian and Carpere care about this inconvenience?

I strongly oppose this proposal and will never be so short-sighted to support a municipal government that does not understand the importance of keeping natural areas intact especially when there are so few in southern Saskatchewan. As someone so poignantly pointed out, "there is no economy without nature


Moose Jaw Resident