



CLIENT CONTACT INFORMATION

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VALLEY VIEW REDEVELOPMENT

PROJECT DESCRIPTION

The Valley View Project in Moose Jaw is the largest site redevelopment in Moose Jaw's history at 160 acres. The site was acquired by Carpere in September 2020 from the Province of Saskatchewan. It was an institution for people with intellectual challenges for over 50 years. The site contains 320,000ft² of vacant buildings. Wallace Insights provided project leadership for the planning, building repurposing and redevelopment process. Wallace guided Carpere through the steps involved in redevelopment which included concept planning, site preparations, negotiations on site access, development levies and development of new land use policies and regulations to ensure the project had flexibility for Carpere and land use certainty for the City of Moose Jaw.

PROJECT DURATION

March 2021 - Ongoing

CHALLENGES AND SOLUTIONS

The Valley View site is large for any size city. The redevelopment process is challenging when there are existing buildings and no land use plan in place. A project of this nature requires experience to anticipate issues and avoid potential problems. Carpere required a lead consultant with both municipal and development experience. Traditional zoning regulations were not the right solution for a project of this scale and mix of development. Working closely with civic officials, a Direct Control District was suggested for this site which would provide the City of Moose Jaw with land use certainty and allow Carpere to adjust the concept to accommodate changes in the marketplace.



SERVICES PROVIDED

Site Analysis

Concept Planning

Land Use Approvals

Public Engagement

Project Management

Building Repurposing