



# Fraser Place Development

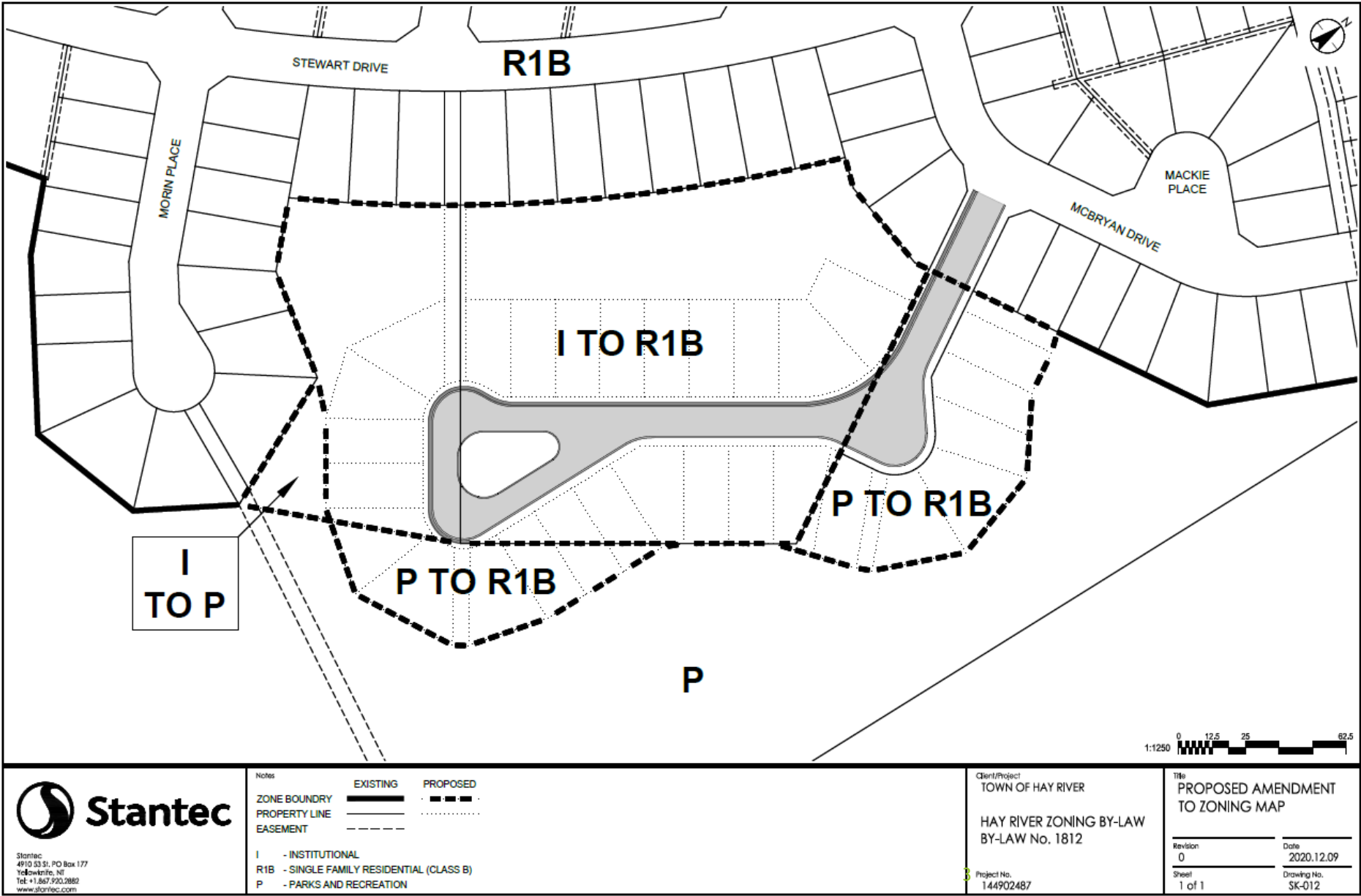
Rezone & Design Public Consultation

March 17, 2021

# Rezoning Process

- ▶ Area zoned as Residential in new Community Plan (Bylaw 1811-18)
- ▶ Community Plan approval - September 22, 2020
- ▶ Professional Planner's report - January 20, 2021
- ▶ First Reading of amendment to Zoning Bylaw 1812 - January 25, 2021
- ▶ **Public Consultation - Today**
- ▶ Second Reading by Council
  - ▶ Concerns or issues raised at this meeting discussed
- ▶ Third Reading by Council

# Rezone Map



# R1B - Single Family Residential (Class B)

## Permitted Uses:

- ▶ One Single Family Housing unit per lot
- ▶ Buildings and uses accessory to the above

## Discretionary Uses:

- ▶ Semi-detached and Duplex Housing
- ▶ Basement Apartments
- ▶ Religious Assembly
- ▶ Day Cares
- ▶ Group Homes
- ▶ Home Occupations
- ▶ Local Utility Services
- ▶ Parks and Playgrounds

# Fraser Place Development Design







# FRASER PLACE







# FRASER PLACE

The plan is conceptual in nature and is subject to change at the discretion of the Town of Hay River. (v2.1 02/26/2021)





# Fraser Place

- ▶ 29 Residential Lots (R1B)
- ▶ Typical Lot:
  - ▶ 16.75 m x 36.5 m
- ▶ 11 m road width
- ▶ 7.5 m grading/clearing of lots
  - ▶ Allows owner to determine design for remainder of lot
- ▶ Maintain trail system
- ▶ Access paths to trail system provided
- ▶ Preserve majority of trees



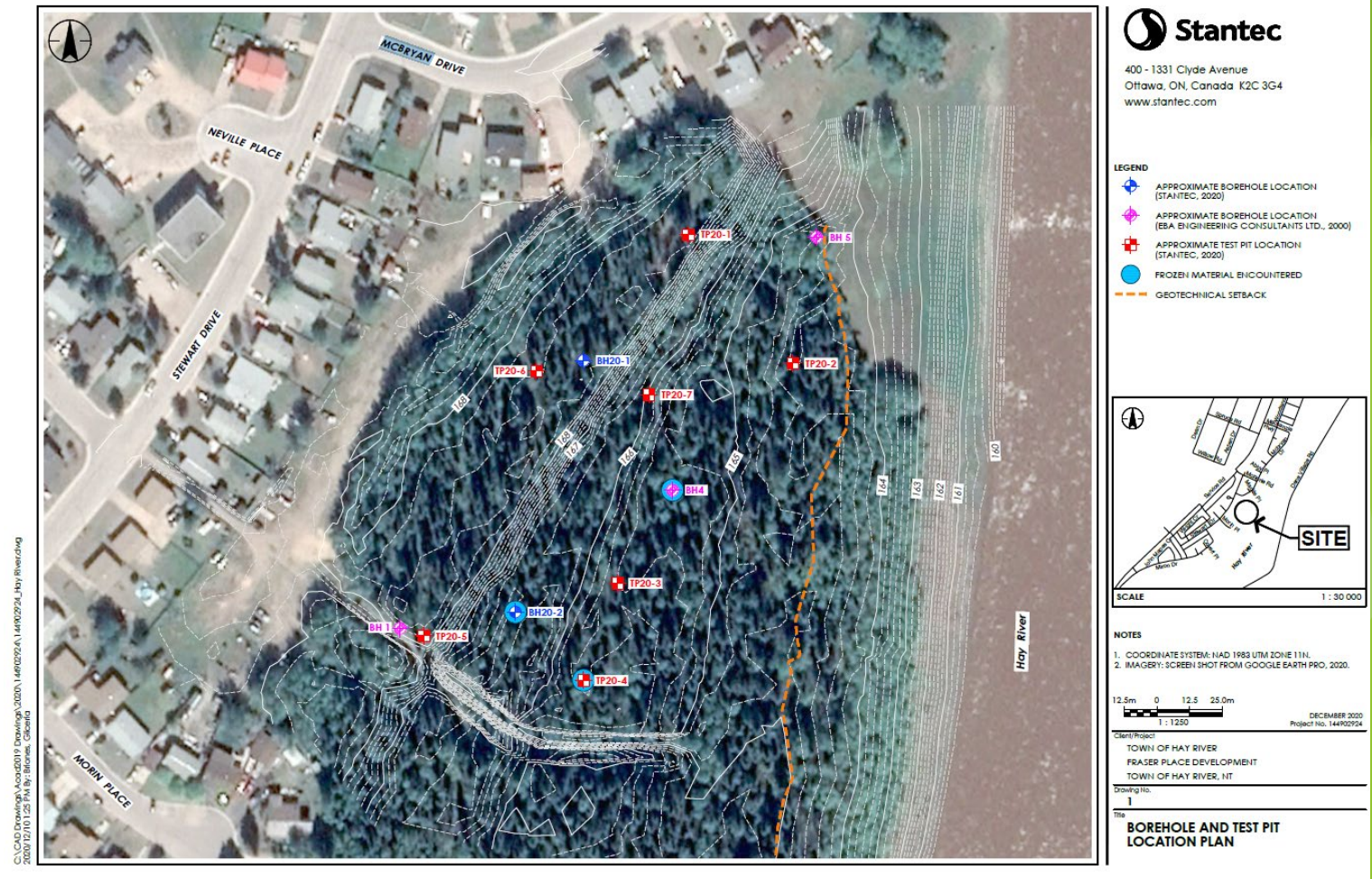
## LEGEND

- R1B Single Family Residential (Class B)
- Building Pocket
- Owner to determine tree line in lot
- PEDESTAL/TRANSFORMER
- LOT WIDTH m
- LOT NUMBER
- CIVIC ADDRESS



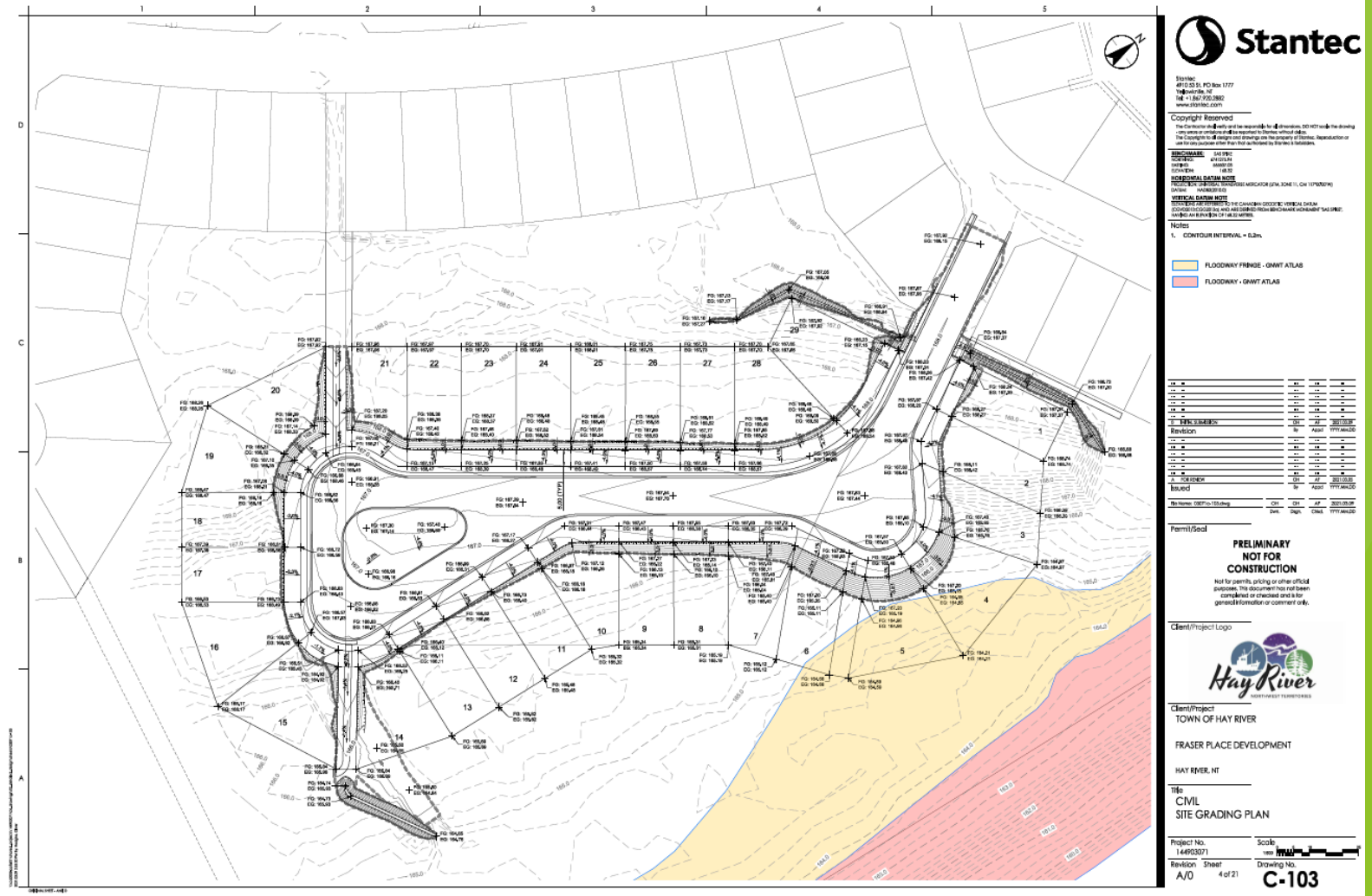
# Geotechnical Information

- ▶ Geotechnical Investigation
  - ▶ Report completed in 2021
- ▶ Recommendations for:
  - ▶ Grading
  - ▶ Frost and Permafrost
  - ▶ Foundations
  - ▶ Services
  - ▶ Roadways



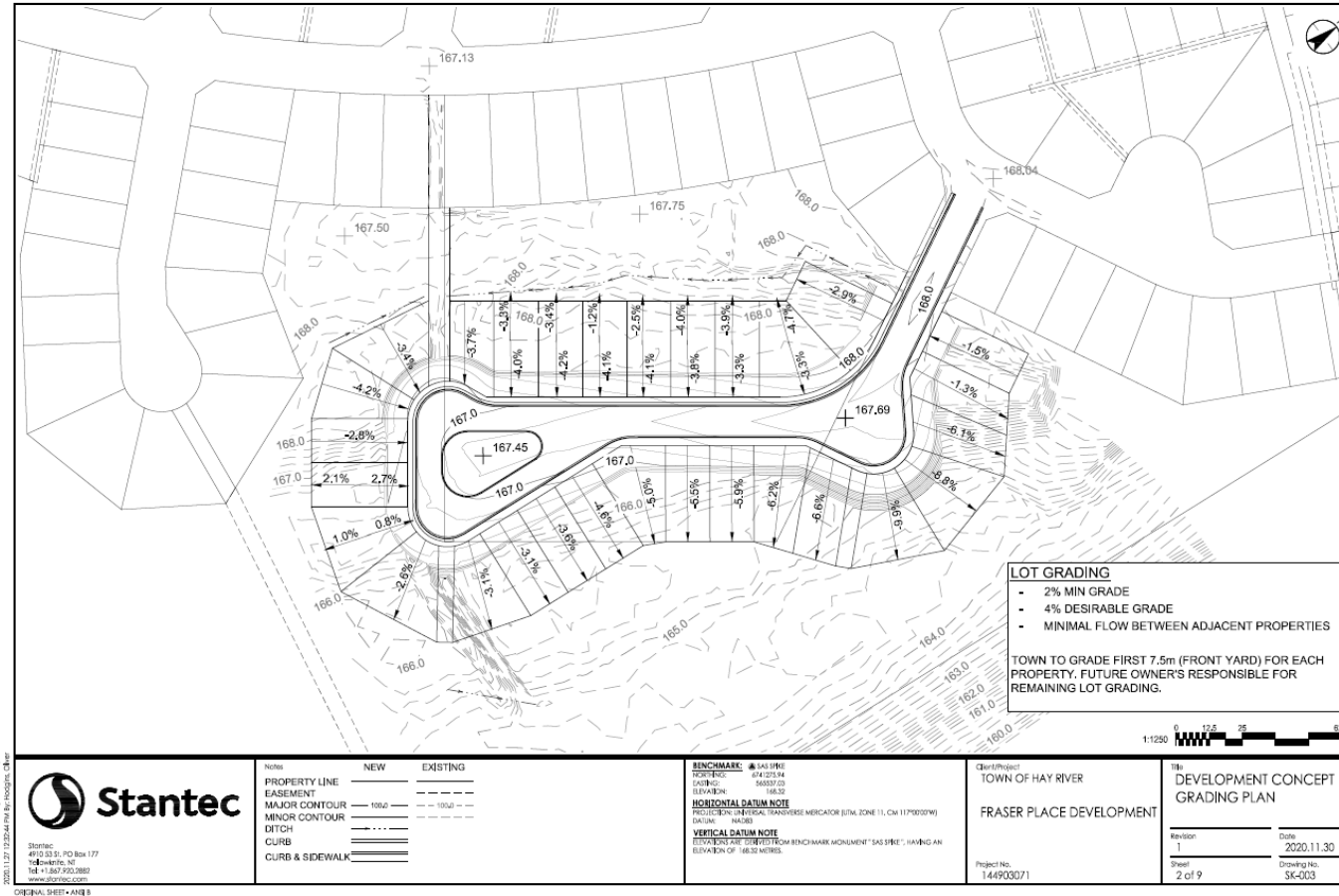
# Flood Risk

- ▶ Portion of 3 lots located in Floodway Fringe zone
- ▶ Zoning bylaw has regulations for building in this zone
- ▶ Significant grade in lots (~10%), could be raised
- ▶ Options available for these lots





# Lot Sales



- ▶ Not finalized yet
- ▶ Council to determine sales process
- ▶ Market based pricing of lots
- ▶ Owners responsible for clearing & grading of lots
- ▶ Sales to commence in 2021

# Next Steps

- ▶ Rezoning
  - ▶ Council second reading of bylaw amendment
    - ▶ Includes discussion of any concerns raised at this meeting
  - ▶ Council third reading of bylaw amendment
- ▶ Construction
  - ▶ Detailed Design currently underway
    - ▶ Able to make changes as needed
  - ▶ Clearing of main road area and front 7.5 m of lots
  - ▶ Tendering - April/May
  - ▶ Construction start - June/July
  - ▶ Underground construction completion - October



Questions?

Comments?

Concerns?