



Fraser Place Planning Report

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Prepared for:

Town of Hay River

Prepared by:

Stantec





FRASER PLACE PLANNING REPORT

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1.0 INTRODUCTION

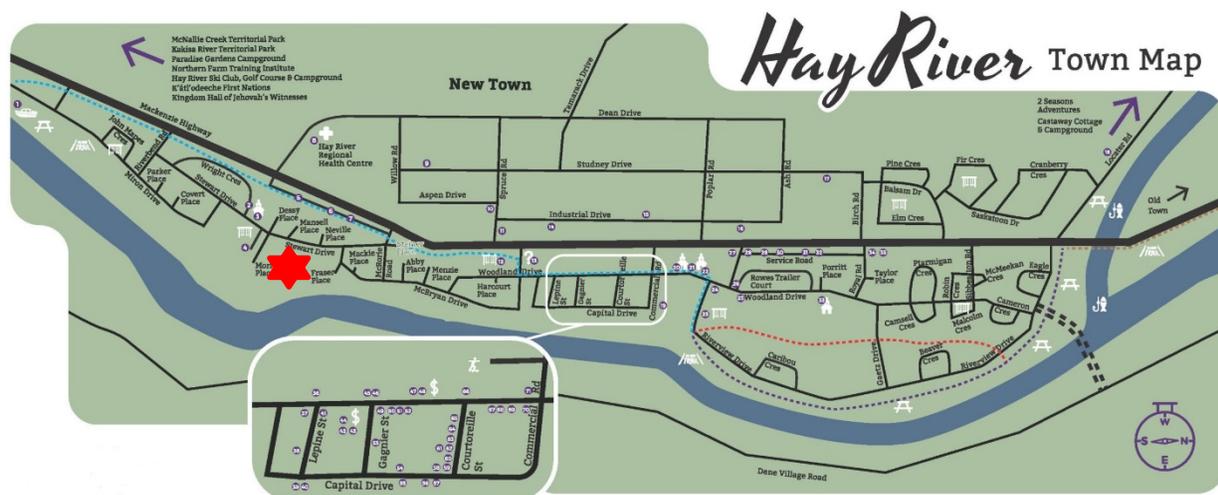
1.1 PURPOSE

The purpose of this Planning Report is to support the rezoning amendment prepared by the Town of Hay River to allow for residential and park development on Fraser Place. The area in question is Town owned land and is made up of portions of Lot 1021 Plan 803 and Lot 2131 Plan 4393. The area is designated Residential and Open Space in the Town’s Community Plan and is currently undeveloped with the exception of informal trails. There are single family homes to the north, west and south of the site. The Hay River is to the west of the site and runs north to Great Slave Lake.

This area has been identified for future residential development by the Town of Hay River since at least 2005. The community’s population has been stable at 3,500 over the last 30 years. When the Community Plan was updated in 2018, a future population of 5,000 to 6,000 was considered. To accommodate this growth, new residential lots were identified in three main locations: Evergreen, Aspen Heights, and Fraser Place.

The Town has invested planning and preliminary design work into Fraser Place. The rezoning is the next step in preparing the land for subdivision, detailed design, legal survey and sale.

Figure 1 - Fraser Place Area Location



Fraser Place Plan Area Location



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Fraser Place was selected by the Town for the following attributes:

- It is small, relatively simple to develop and requires limited new infrastructure.
- This location provides lots within in a popular neighbourhood near schools, parks, Hay River and other amenities.
- Access to the lots can be easily provided through McBryan Drive.
- Running underground water and sewer services to this site is cost efficient as existing infrastructure is located nearby.
- This area is identified for residential in the current Official Community Plan.

1.2 RELEVANT LEGISLATION

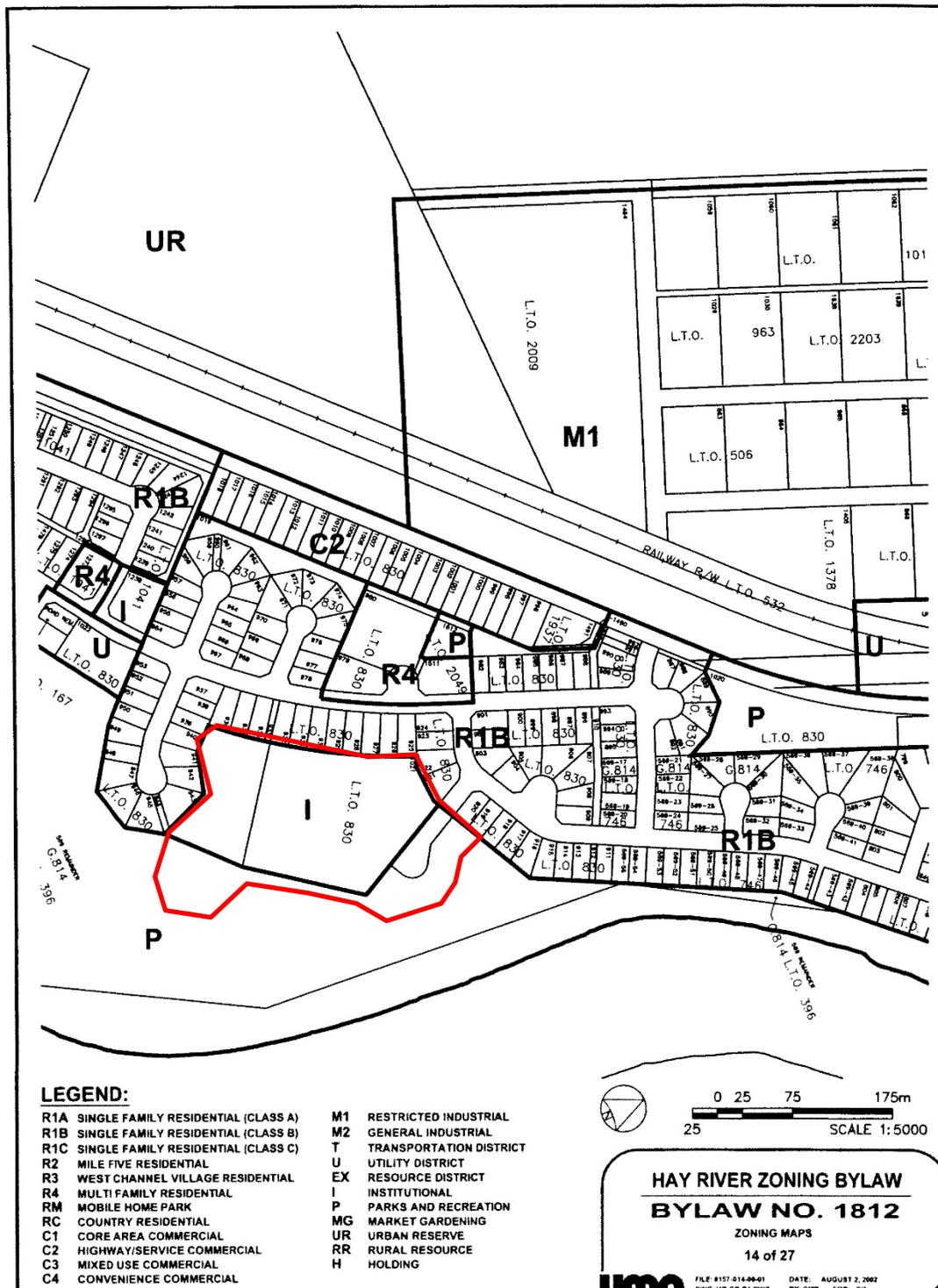
In the ***Town of Hay River Community Plan Bylaw 1811/18***, the Fraser Place Plan Area is identified as a location for future infill, in policy 3.6.1, and is shown on the maps as a residential area. The Community Plan also supports infill development in general. Infill can be used to encourage more compact development, take advantage of existing infrastructure and preserve the surrounding open spaces (policy 4.2). The Plan specifies, in policy 5.3.1, that the character of the established neighbourhoods in New Town will be respected whenever future development is considered. This policy also states that public consultation and design guidelines should be used to ensure that the existing character of the area is maintained.

In the ***Town of Hay River Zoning and Building Bylaw 1812***, most of this area is designated as I – Institutional, with a small portion of the area to the east designated P – Parks and Recreation. The current Zoning is shown in Figure 2. This zoning will need to be amended to R1B – Single Family Residential to allow for this development to take place.

As per Section 12. (1) of the ***NWT Community Plan and Development Act***, *'The purpose of a zoning bylaw is to regulate and control the use and development of land and buildings in a municipality in a manner that conforms with a community plan...'*



Figure 2 - Existing Zoning for Fraser Place



2.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

2.1 SITE HISTORY

When New Town was developed, this lot was identified as the location for a new school, hence the Institutional Zoning. In 1993, the Soaring Eagle Friendship Centre applied to build a community centre on this site. This application was met with resistance from residents, and for various reasons, this development did not go ahead. A subsequent proposal for a senior's centre also raised community concerns.

This site has been identified as a potential future location for residential development for over 20 years. In 2001, the town commissioned a study, *Lot 1021 Planning Report*, to investigate the feasibility of various types of development on this lot. This study reviewed the site conditions, developability and surrounding uses and found that churches, buildings for seniors, residential and parks and playgrounds would all be acceptable uses here. Development concepts for each of these uses were also presented in this plan. The residential development concept shows 22 new single family lots along an extension of Fraser Place.

In 2020, the Town of Hay River hired Stantec to update the concept plan. The new plan shows 29 lots, new trails and a site for a future playground.

2.2 TOPOGRAPHY VEGETATION AND SOILS

The Plan Area is primarily dense spruce forest, with trees up to 15m tall. This forested area is part of a larger area of old growth forest that runs to the north and south along the banks of the Hay River. The soils found here are a mix of topsoil, clay and clay till, with some silt and sand. Soil conditions will not be limiting to the development of this site.

The topography of the Plan Area reflects an old river terrace system, with an upper and lower terrace running along north to south through the area. The topography is gently undulating; the western half of the site is nearly flat, and the eastern half of the site is a combination of steep and gentle hills that slope down to the east and to the river. For residential development, consideration will need to be given to appropriate drainage where the lots will be very flat.

The Hay River runs along the eastern boundary of the site. According to the 2001 study, the riverbank is stable in this area and the proposed development is outside of the flood zone.

2.3 EXISTING UTILITIES

Water and sewer lines from McBryan Drive are stubbed approximately 10 metres into Fraser Place. As the lines have been brought into Fraser Place there will be minimal disturbance to McBryan Dr. during the extension of services. Underground power and communication utilities will also need to be extended and will be coordinated with utility companies at the time of construction.



2.4 EXISTING LAND USE

Currently, the site is an undeveloped treed area. The lands to the north, west, and south of the Plan Area are single family homes. There are two lots on McBryan Drive, eleven lots on Stewart Drive and 5 lots on Morin Place that back directly on to the Plan Area. There is a 6m drainage right-of-way and walkway that connects into the Plan Area from Morin Place and a walkway that connects from Stewart Drive. Trails connect from pedestrian access points along Morin Place, Stewart Drive and McBryan Crescent to informal trails, the river and other destinations to the north and south.

Property owners can drive vehicles to the back of their properties from the exiting Fraser Place access. Imagery shows that there have been some property owners along Morin Place and Stewart Drive who, over time, have been using vacant lands behind their properties for small sheds, landscaping, parking and storage. There is also a garden and a tree house that have been built by residents within the Plan Area. See Figure 3 - Site Map.

3.0 FRASER PLACE CONCEPT PLAN

3.1 RESIDENTIAL LOTS

The proposed layout for the new residential development along Fraser Place is shown on Figure 4. The development will result in 29 new single-family lots. These lots will be very similar in size and shape to the existing lots on adjacent streets. A typical lot on Fraser Place will be 17.75m x 36.5m (55ft x 120ft). At the closest point, the lots will be approximately 70m from the Hay River.

3.2 TRAILS AND PEDESTRIAN ACCESS

The development has been designed with walkways running through the area and between lots to provide connections from nearby streets to the existing informal trails that run to the north and south along the river. These new trail connections will replace the access provided by the existing trail systems. These walkway connections are shown in Figure 4 - Development Concept Plan.

3.3 PROPOSED PLAYGROUND

As part of this development, a new playground will be developed in the greenspace between the lots on Fraser Place and the lots on Stewart Drive. The exact location and design of this playground will be finalized after discussions with parents and youth who live in this area. A tentative location is shown on Figure 4. The Town of Hay River will be seeking grants or other funding opportunities to develop this playground.



3.4 SERVICES AND ACCESS

Preliminary engineering has been completed by Stantec in 2020. The new lots will be accessed by Fraser Place off McBryan Drive. The new road will have a paved surface, 11m wide and the road right-of-way will be 18.28m, which is similar to the design of surrounding roads. There will be a landscaped bulb at the end of the cul-de-sac and a sidewalk with curb and gutter on the east side of the street.

These new lots will have buried water and sewer services. Some of the houses on the river side will require internal sewage lift pumps. The detailed design of the lift pumps and the number of lots affected will depend on the final grading of the lot and the design of the home.

According to the current plans, a buried propane line will be provided by the local utility provider and electoral and communication services will also be buried. As Hay River is part of the initial Fiber to Home program, the utility provider may provide fibre optic communication cables for all the lots.

3.5 DEVELOPMENT SCHEDULE

The next step in the development process is the amendment to the Zoning and Building Bylaw to allow for this development. At this point, it is anticipated that construction of these lots could begin in spring 2021, with lots being available for sale in in late 2021 or early 2022.

3.6 LOT SALES

The 29 new lots will be sold by the Town of Hay River in accordance with the Land Administration Bylaw. Prices will be based on consideration of development costs, off-site levies and market value. Lots will be available for sale later in 2021.

4.0 RECOMMENDED NEXT STEPS

The development of 29 new lots and a playground at this location is a cost-effective infill project that will provide the community with new lots to support future growth. There are several tasks that need to be completed before construction of the infrastructure and development of the lots can get underway.

Zoning Amendment – A zoning amendment is required to allow for residential and park development on this site. Figure 5 shows the proposed new zoning.

Public Engagement – The Community Plan states that future development should follow the character of existing neighbourhoods, and that public consultation and design guidelines may be required. A community meeting should be held to present this proposed concept plan and understand and mitigate concerns that existing residents may have.



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Trail Development – The trail connections should be formalized at the same time that the lots are put in. It is important that existing residents have ongoing access to greenspace and that those who buy the new lots adjacent to the walkways are aware of the location of public accesses. This would also be a good time to consider formalizing the riverfront trail and the other trails in the area that connect to local parks, community destinations and existing formalized trails.

Playground Funding – Once the zoning amendment has been adopted, it will be good to work on securing funding to build the new playground. This will improve livability for existing and future residents. Parents and young people who live in the area should be invited to participate in the design of the new playground.





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LEGEND	EXISTING	PROPOSED	OLD
PROPERTY LINE	—————	—————
EASEMENT	-----		

Imagery Date: 06/19/2020
 Image © 2021 CNES / Airbus

Client/Project
 TOWN OF HAY RIVER
 FRASER PLACE

Project No.
 144902487

Title
 Figure 3 - Site Map

Revision	Date
0	2021.01.20
Sheet	Drawing No.
1 of 1	SK-014



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 2020.11.27 12:53:37 PM By: hrogins, Clerk



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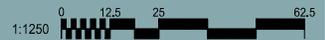
Legend

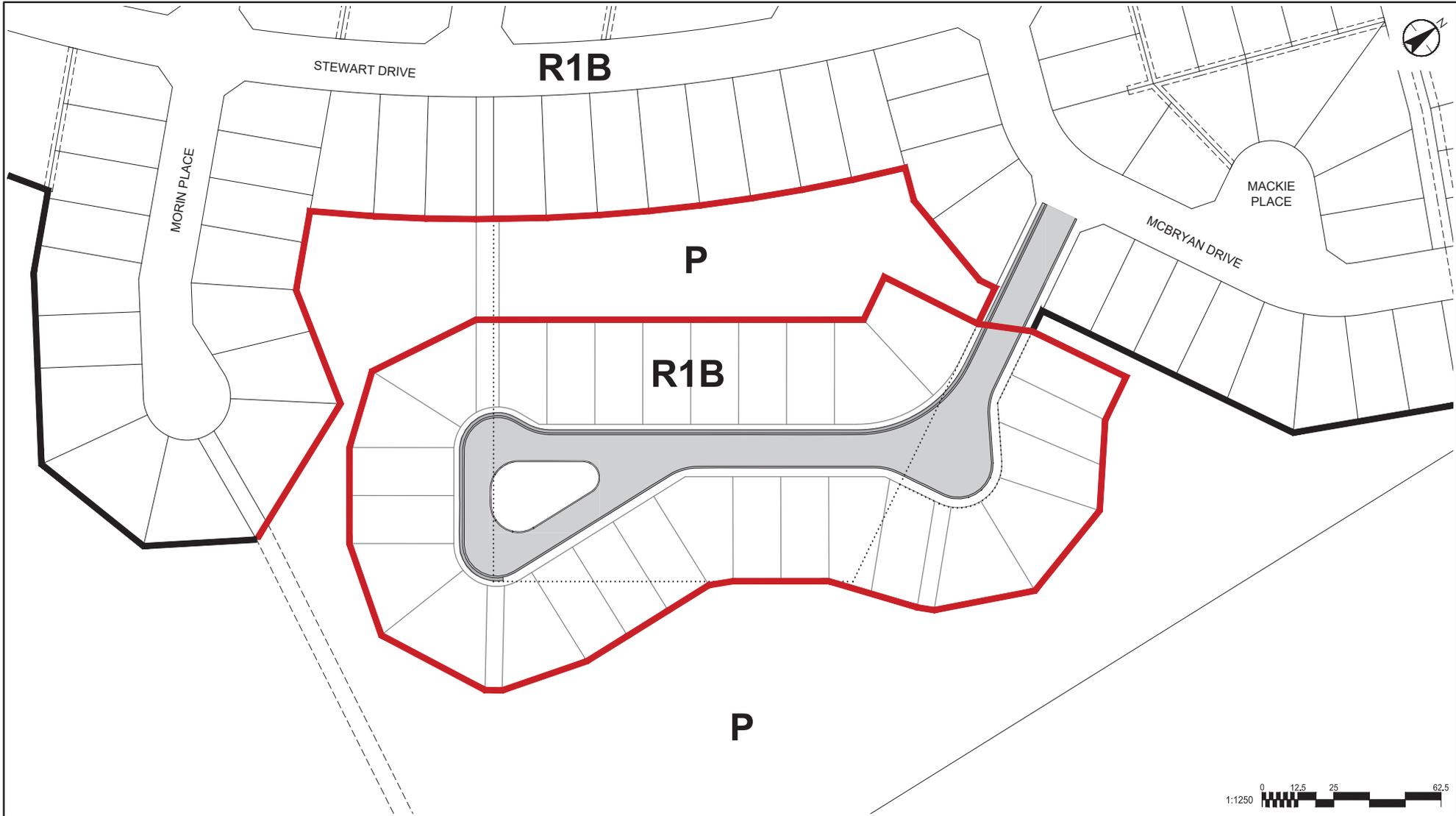
- Proposed R1B Single Family Residential (Class B)
- Open Space
- Utility Right-of-Way
- Curb and Gutter Sidewalk
- Proposed New Trail
- Existing Trail
- Proposed Playground

BENCHMARK: ● SAS SPIKE
 NORTHING: 6741275.94
 EASTING: 565537.03
 ELEVATION: 168.32
HORIZONTAL DATUM NOTE
 PROJECTION: UNIVERSAL TRANSVERSE MERCATOR (UTM, ZONE 11, CM 117°00'00"W)
 DATUM: NAD83
VERTICAL DATUM NOTE
 ELEVATIONS ARE DERIVED FROM BENCHMARK MONUMENT "SAS SPIKE", HAVING AN
 ELEVATION OF 168.32 METRES.

Client/Project
 TOWN OF HAY RIVER
 FRASER PLACE DEVELOPMENT
 Project No.
 144903071

Title
**Figure 4 - Development
 Concept Plan**
 Revision
 1
 Date
 2020.11.30
 Sheet
 Drawing No.
 SK-002





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LEGEND	EXISTING	PROPOSED	OLD
ZONE BOUNDARY			
SUBJECT AREA			
PROPERTY LINE			
EASEMENT			
R1B - SINGLE FAMILY RESIDENTIAL (CLASS B)			
P - PARKS AND RECREATION			

BY-LAW No. _____
 AMENDMENT TO BY-LAW 1812

Client/Project
 TOWN OF HAY RIVER
 HAY RIVER ZONING BY-LAW
 BY-LAW No. 1812
 Project No.
 144902487

Title	
Figure 5 - Proposed Zoning	
Revision	Date
1	2021.01.13
Sheet	Drawing No.
1 of 1	SK-012