



SPECIAL MEETING MINUTES March 22nd, 2021

The Special Meeting of Council was held on Monday, March 22nd, 2021 at 6:30pm By Video Conference Call

Present: Mayor Kandis Jameson, Deputy Mayor Bouchard, Councillors Willows, Duford, Groenewegen, Anderson, Chambers and Dohey

Staff: SAO – Glenn Smith

1. CALL TO ORDER:

This Meeting was called to order at 6:30pm with Mayor Jameson presiding.

2. ADOPTION OF AGENDA

#21-088

MOVED BY CLLR DUFORD

SECONDED BY: CLLR DEPUTY MAYOR BOUCHARD

3. DECLARATION OF INTEREST

There were no declarations of interest at the Special Meeting of Council on Monday, March 22nd, 2021.

4. NEW BUSINESS

- a. Community Housing Plan Agreement

RECOMMENDATION:

#21-089

MOVED BY: DEPUTY MAYOR BOUCHARD

SECONDED BY: CLLR WILLOWS

THAT THE COUNCIL OF THE TOWN OF HAY RIVER directs Administration to enter into a participation agreement with the NWT Housing Corporation for the completion of a Community Housing Plan.

CARRIED

BACKGROUND:

A Community Housing Plan is a planning document that sets a strategic direction for housing within the community and supports potential investment opportunities in housing. The Plan presents current and future housing needs through research on housing and includes thorough consultation with community organizations and members. The Plan considers social, cultural, economic, environmental, and other factors that impact housing situations and demand.

The NWT Housing Corporation (NWT HC) is engaging community governments to support the development of Community Housing Plans. The NWT HC's target is to establish a Plan for each community in the NWT. Plans are developed through partnership agreements with the community governments and include consultation with local indigenous governments.



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Through a proposed partnership agreement with the Town of Hay River, the Town would provide one representative to sit on the Advisory Committee and provide advice throughout the project. The Committee aims to include a representative from each of the West Point First Nation, the Hay River Metis, and Katlodeeche First Nation governments. Other membership would include representatives from groups such as housing providers, developers, seniors, youth, and the business community.

The NWT HC would be responsible for costs associated with the completion of the plan including consulting costs. The consultant would conduct community engagements, gather information, analyze findings and draft the housing plan document. The NWT HC would provide funding for Advisory Committee meetings while the Town will provide meeting space.

The Town of Hay River's Community Housing Plan would be targeted for completion in 2021.

With land and housing development activities identified as the top priority for Council, the Community Housing Plan would serve as an excellent tool for identifying specific housing needs and tailoring associated development. Conducting a survey of housing needs is an existing initiative within the Town's 2019-23 Strategic Plan. Information collected as part of the Plan should also provide value to the Town's initiative to update its Zoning and Building Bylaw scheduled to be completed in 2021.

ALTERNATIVES TO RECOMMENDATIONS:

- Do not enter into an agreement – complete internal housing needs assessment to meet objective of 2019-23 Strategic Plan

ATTACHMENTS:

- Town of Hay River Housing Presentation – March 22, 2021
- Hay River Participation Agreement – Community Housing Plan

Prepared by:

Glenn Smith
SAO
March 19, 2021

- b. Fraser Place Rezoning and Design Public Consultation

RECOMMENDATION:

#21-090 **MOVED BY: CLLR DUFORD**
 SECONDED BY: CLLR WILLOWS

THAT THE COUNCIL OF THE TOWN OF HAY RIVER Accept this report regarding the rezoning of Fraser Place and move forward with the rezoning process.

CARRIED



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BACKGROUND:

First reading of bylaw amendment 1812 Z to rezone Fraser Place occurred at a Town of Hay River Council Meeting on January 25, 2021, this included a professional planner's report on the proposed rezoning. Following this meeting a public hearing was scheduled for March 17th and was advertised in the Hub newspaper and on Town social media. Residents were invited to attend the meeting to discuss the rezoning as well as the proposed design or to submit comments to the Town prior to the meeting.

Prior to the public meeting, the Town of Hay River received three letters providing comments and expressing concerns regarding the development. The letters from Michelle Staszuk and Joli Bauer (on behalf of Healthy Habitat for Hay River) are attached to this report. The third submission (misplaced) was received by a resident that expressed concern with the potential impact to the habit of the area. Michelle Staszuk provided a supplemental email following the public meeting which is also attached to this report. The concerns raised in the letters and at the public meeting will be listed here along with additional information on these topics provided by Administration.

Concerns noted in the letter from Michelle Staszuk

- **Hay River residents will lose access to the only river-side walking trails in New Town between Riverview Drive and the old caboose area.**

The design of the development will maintain the greenspace and the walking trails that are located near the river. Access to the river-side walking trails will be maintained to allow all residents to utilize them.

- **Higher-end river-front lots will not meet all the housing needs that are being forecast, nor will it provide the category of housing that is urgently needed.**

Other development projects remain on the Town's future development plans. Aspen Heights, Sundog and infill development all remain in the Town's Land Development Plan, Community Plan, and 10-year Capital Plan to meet the forecasted housing needs.

- **Only a handful of people will be able to enjoy access to the river from these new homes.**

Access to the trail system and the river will be maintained for all residents of Hay River. Trail access easements are part of the Fraser Place design and will be developed by the Town to ensure this access is available.

- **Reduction in access to forests and other natural ecosystems.**

The current Fraser Place area contains approximately 7.8 hectares of forested space, the current design has the Town clearing approximately 1.4 hectares with an additional 1.4 hectares potentially being cleared by purchasers of the lots. Thus, the maximum amount of forest that could potentially be cleared is 2.8 of the total 7.8 hectares or 36%.

Comments from the follow-up email from Michelle Staszuk

In her email following the public meeting, Ms. Staszuk noted that while she still wished to see the entire area remain in its current state, she did "very much appreciate the design that was presented... as being the best option for proceeding with the development while giving consideration to concerns." Additionally, Ms. Staszuk expressed the wish that Council ensure that the following items that were shown at the public meeting be maintained in the development.

- The size of the portions designated as remaining as Parks on the design, and retaining the trees on those areas.
- The portions of the existing nature trails be preserved according to the design.



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- The multiple access points to those trails be created according to the design.

Administration recommends to move forward with the project design as presented at the public meeting and therefore the concerns expressed by Ms. Staszuk in her follow-up email will be addressed with the trails and greenspace being maintained.

Concerns noted in the letter from Joli Bauer

- **Important to preserve the biodiversity of Fraser Park.**

At a minimum, 64% (5 hectares) of the forested area in the Fraser Place proximity will be maintained. Additional greenspace and trees may be maintained if purchasers of the lots choose not to clear their entire lots. The preservation of this greenspace and forested area will allow the biodiversity of the area to continue.

- **Easily accessible park in close proximity for recreation and walking in summer and winter.**

The design for Fraser Place maintains public access to the trail system and maintains a significant portion of the trails and forested area that currently exists. The existing uses of the area as a recreational location will be maintained and access will be available to all Hay River residents.

- **Beautiful, picturesque area which is an inspiration to artists and photographers.**

The majority of the area will remain untouched and allow for the picturesque inspiration to continue for artists and photographers.

- **First Nations Elders stated they use the area for cultural purposes.**

The new Community Plan identified and discussed this area as a location for residential development, and Indigenous governments were consulted through the Community Plan approval process.

- **Serene, quiet environment for relaxation, reflection and stress reduction.**

The majority of this area (64%) will be untouched by the proposed development which will allow the quiet, serene environment to remain.

- **There are other sites that have been cleared for residential development which should be considered again.**

This area has been chosen as the next area to develop for a number of reasons. The other sites that are identified in Town plans (Aspen Heights, Sundog) are still intended to be developed in the future.

- **COVID-19 has restricted the ability of Hay River residents to gather. Having a place which all residents can access is important for mental health and wellness.**

Access to this area, including the trail system and the greenspace will be maintained for all residents of Hay River. Administration will continue to look for opportunities and funding to improve and enhance the natural trails and outdoor recreation areas that are available to residents.

Concerns and questions raised at the Public Meeting

- **With only 29 lots in Fraser Place, what is the long-term solution for land development?**

Other development areas including Aspen Heights and Sundog remain in the Town's Land Development Plan, Community Plan, and 10-year Capital Plan. These areas will be developed in the future as the demand for housing and the financial position of the Town allow.

- **Concerns around the destruction of greenspace in town.**

The proposed design for Fraser Place maintains 5.0 hectares out of the 7.8 hectares total of forest and greenspace in the area. This 64% of the greenspace and forest remaining will allow residents to continue to use and enjoy this natural habitat.

- **Will Fraser Place be on the same elevation as McBryan and Stewart Drive?**



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The access road off of McBryan Drive will slope up minimally at a 0.3% grade, as Fraser Place rounds the corner it will reach its high point and proceed to slope downward to the end of the cul-de-sac at a grade of 0.5%. Both of these grades are very minimal which will result in very similar grades to McBryan and Stewart Drive.

- **What are the dimensions from the backyards on McBryan to the lots on Fraser Place?**

The first lot on each side of the road on Fraser Place will be 8.0 meters and 13.5 meters from the back edge of the McBryan Drive lots.

- **Has there been an ENR study and what role has ENR played?**

ENR has not performed any studies with respect to the development, however, Administration and the Town's consultant have reviewed the relevant legislation and are following these guidelines.

- **Is there an Environmental Impact Study for the public to review?**

An Environmental Impact Study has not been completed for the area as it is not a requirement of the development.

- **Concerns that the estimated cost to develop is not high enough. What happens if the cost over runs the budget?**

Similar to any other capital project that the Town does, if the tender pricing comes back in significantly over budget the Town would at that point determine if they wanted to proceed, and if so, how to finance the extra costs. Administration is confident that the current estimate is accurate given the known information. An updated estimate is expected to be included with the updated detailed design package from the consultant.

- **With the amount of public housing needed, was there thoughts to give lots to housing to develop?**

The Town has not had discussions with Housing on development interest in Fraser Place.

- **Has a consultation with the indigenous governments been done with the passing of the community plan?**

Indigenous governments were consulted throughout the Community Plan process. The new Community Plan includes Fraser Place as a residential development.

- **No lots on the map for duplexes or multi-residential housing.**

Semi-detached and Duplex housing are Discretionary Uses in the R1B zoning and therefore these uses would be permitted under this zoning with approval from the Development Officer.

- **If the town clears the first 25 feet of lots, would the taller trees surrounding developed lots be a safety hazard for newly developed houses?**

Similar to any houses in Town that have trees in neighboring lots, this would be an issue that would be covered through home insurance.

- **McBryan Drive has always had issues with sewer, will this impact it and potentially make it worse?**

Since the upgrade work that was done to the water and sewer infrastructure on McBryan Drive in 2016, the Town has not experienced any issues with the sewer main in this area. In addition, the sewer from Fraser Place will be flowing to the existing sewer system on Stewart Drive and therefore would not affect the McBryan Drive sewer system in any case.

- **What about the additional traffic in the area?**

Typically, Traffic Impact Assessments are only required when developments exceed 100 units, or occasionally on developments exceeding 50 units. As this development has 29 new lots, a Traffic Impact Assessment would not be needed. However, Administration has had the consultant do a review and they have determined that they do not foresee any traffic issues due to the new development.



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- **Water & Sewer took 3-4 years to complete on Stewart Drive, how long will it take to develop Fraser Place?**

It is anticipated that the Water & Sewer work for the Fraser Place development will be completed in 2021. Overall development of the area will be dependent on how quickly the lots are sold and the owners are able to develop the lots.

- **How wide will the trails be?**

The access easements to the trail system at both ends of the cul-de-sac are designed at 6 meters wide. The trails that they access are not currently Town maintained trails and therefore the width of these trails is variable.

- **Back in the day they wanted to put a school or senior home in but there were issues with the land, is this still the case?**

The geotechnical report that was completed by Stantec does state that if deep foundations were required for a high-density development, further geotechnical investigation would be recommended. However, shallow foundations are feasible for this site including residential homes with basements. Recommendations for the design of shallow footings and slab-on-grade foundations are outlined in the geotechnical report and can be made available to anyone purchasing a lot.

As noted in the original report to Council that was presented on January 25th, 2021 during first reading of the bylaw, and in the work done by the Professional Community Planner, the rezoning of this lot is in line with the Town's Zoning and Building bylaw as well as already approved in the Community Plan. The design of the Fraser Place development has attempted to incorporate the concerns of residents with respect to maintaining the trail system and greenspace in the area. Administration recommends that Council proceed with the approval of this rezoning and the development of Fraser Place as designed.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Zoning & Building Bylaw No. 1812
Community Plan Bylaw No. 1811-18
Community Planners Report

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

Letter from M. Staszuk, March 16, 2021
Email from M. Staszuk, March 18, 2021
Letter from J. Bauer, March 8, 2021



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Prepared by:
Mike Auge
Director of Public Works
Date: March 19, 2021

Reviewed by:
Glenn Smith
SAO
Date: March 19, 2021

5. BYLAW

- a. Bylaw 1812"Z" – Second Reading

#21-091

**MOVED BY: CLLR DOHEY
SECONDED BY: CLLR DUFORD**

CARRIED

- b. Bylaw 1812"Y" – Third and Final Reading

#21-092

**MOVED BY: DEPUTY MAYOR BOUCHARD
SECONDED BY: CLLR WILLOWS**

CARRIED

6. ADJOURNMENT

#21-093


MOVED BY: CLLR WILLOWS

That the Regular Meeting of Council be adjourned at 6:37pm.

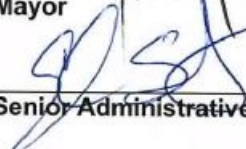
CARRIED

Certified Correct as Recorded on the 22nd Day of March 2021

These minutes were accepted by motion #21-096.



Mayor



Senior Administrative Officer