

Fraser Place Development

Frequently Asked Questions

Did the public get an opportunity to provide input into the Fraser Place Development?

As part of the rezoning of Fraser Place a Public Hearing where residents could provide input on the proposed development was held on March 17, 2021. Council considered input through third reading of the rezoning bylaw for Fraser Place.

Are plans being reviewed due to the 2022 flooding?

From the beginning, a portion of 3 of the 29 lots to be developed were within the current “fringe” zone of the Town’s most recent flood zone mapping. The remaining 26 properties were not in a flood zone in that previous mapping. The GNWT is working on updating flood zone mapping. Surveying work is currently underway to support this activity. While we expect to have high water mark elevations this year, it will likely be at least a year before flood maps are updated.

The Town’s current estimate on high water marks from the 2022 flood are at slightly over 166m for the Fraser Place area. In discussions with the Town’s engineering partner, a decision was made to raise the cleared property elevations to 167m (2/3 of property is cleared as part of construction). Fill will be high clay content and compacted.

How have designs been adjusted so far to adapt to what occurred with the 2022 flood?

Changes have been incorporated based on current data available and mitigation actions are being taken as part of the development. This does include raising the cleared property elevations to 167m (2/3 of property is cleared as part of construction). The Town’s current estimate on high water marks from the 2022 flood for the Fraser Place area are at slightly over 166m.

What will happen if some of the properties are deemed to be in a flood zone?

Town build standards dictate how homes are to be constructed in a flood zone. If any properties in Fraser Place are deemed to be in a “flood zone” the specific building standards will be in place.

Basements for example, (typically of most concern) could range from standard designs to resilient basement designs to construction without a basement.

When will the development be completed?

Earth works and installation of utilities will be completed Fall of 2022. Paving, sidewalks, and curb and gutters are scheduled for completion in 2024.

When will lots be available for sale?

Lots are expected to be made available to developers by 2023.

What will be the pricing for the lots?

Lot pricing will be established in consideration of capital costs of construction and property appraisals. Pricing will be defined when lots are made available for sale by 2023.

What types of homes can be constructed?

The area is zoned as R1B which allows for stick built and modular residential homes. There are some allowances for multifamily (ie. Duplexes) construction. More information can be found in the Town's zoning bylaw (revised bylaw scheduled for September 2022 approval).

Will the trail system be preserved?

Over two-thirds of the original trail system will be preserved through the development. Included in the design are multiple trailhead paths accessible through Fraser Place. The Town has included improvements to the trail system in its planning documents.