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LAND FOR HOMES
IGLUQPIURVIKHAT

CORAL HARBOUR NU

COMMUNITY
SUMMARY

DRAFT

DRAFT January 2025

CORAL HARBOUR NU

Community Summary



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COMMUNITY EXECUTIVE SUMMARY



Figure 1: COMMUNITY MAP

Coral Harbour, known as Salliq in Inuktitut, is located on Southampton Island in Hudson Bay. Coral Harbour has a population of 1,035 as of the 2021 Census. The community is culturally rich, with Inuktitut being the primary language spoken in most households.

The original Sallirmiut Inuit lived in isolation from other Inuit, and eventually were wiped out by a Typhus epidemic, which was brought to them by a crew member of the Scottish Whaler Active in 1902.

The topography is generally flat or low slope. Some concern has been noted about the granular supply, Infrastructure details reveal that while the main road is in place, some lots lack road access, and the status of drainage infrastructure is unconfirmed.

In Neighbourhood 'A', geotechnical characteristics indicate evidence of bedrock and rocky terrain. The area is described as swampy, necessitating proper drainage, and the land slopes away from the road, forming concave shapes in some areas. The subdivision is located a moderate distance from amenities and services.

A proposed western subdivision (Phase 2) is planned for future growth.

In summary, Coral Harbour has a moderate inventory of surveyed land which is impacted by moderate suitability challenges. Without action, a lack of suitable land presents a moderate to high risk to new housing within the next four to five years.

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Risks can be mitigated by responsive design, infrastructure investment, utilizing redevelopment sites, and efficient use of land.

COMMUNITY LAND GAP ASSESSMENT

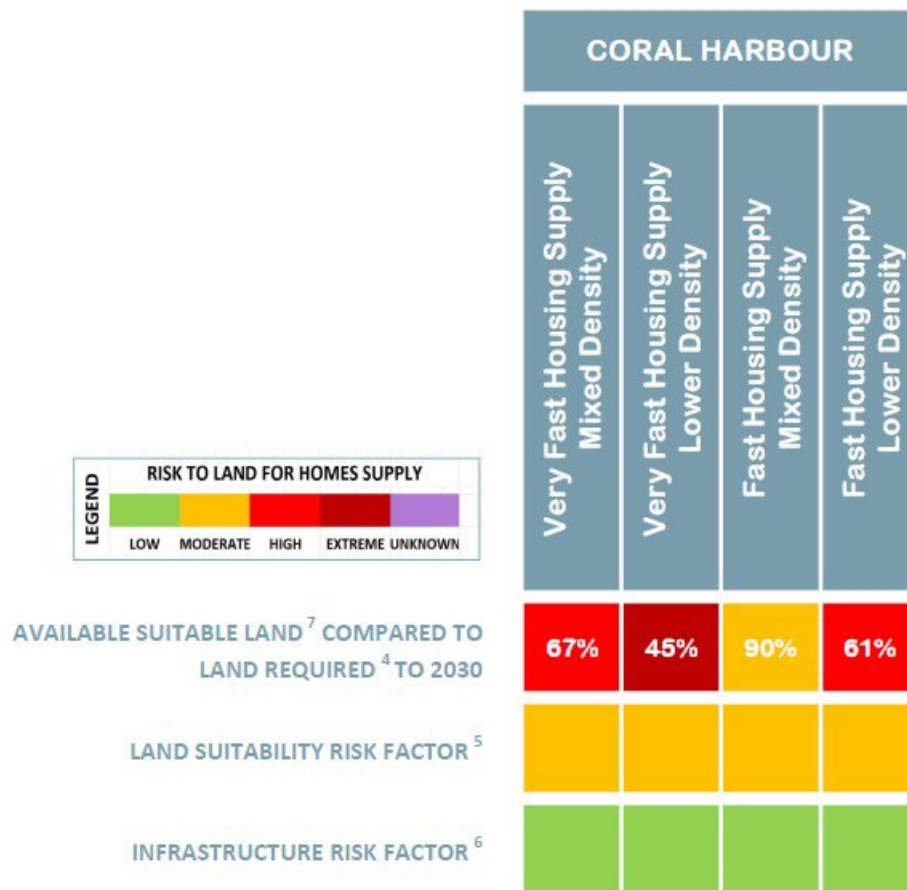


Figure 2: LAND SUPPLY RISK TO 2030 (existing infrastructure only)

Overview

For more information, see L4H Nunavut Land Gap Assessment charts and L4H Guides.

The Community Land Gap Assessment chart estimates the risk for a shortage of suitable land prior to 2030. L4H extracted the GN's land inventory (legally surveyed, vacant, and greater than 500m² in area), and adjusted for lots known to be already reserved or leased. Infrastructure Risk and a Land Suitability Risk factors were applied to arrive at an estimate of suitable, build-ready land, which was compared to estimated land needs.

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Housing Supply and Density Scenarios

Risk assessment scenarios allow for variables in the rate of new home supply ("Very Fast" assumes Nunavut 3000 targets; "Fast" assumes 75% Nunavut 3000 targets) and the amount of land required for each new home ("Mixed Density" assumes public housing at 275m² per unit and other housing at 675m² per unit; "Lower Density" assumes all housing averaging 675m² per unit).

Land Suitability Risk Factor

An overall Land Suitability Risk Factor was applied based upon social-cultural, legal, technical, environmental, and constructability characteristics. A High-risk assessment was assumed to reduce available lots by 40%; a Moderate risk assessment was assumed to reduce available lots by 20%.

Infrastructure Risk Factor

An overall Infrastructure Risk Factor was applied based upon the general status, condition, and capacity of the roads and drainage, power and water/wastewater services to development areas and lots. A High-risk assessment was assumed to reduce available lots by 40%; a Moderate risk assessment was assumed to reduce available lots by 20%. Timely infrastructure improvements can be expected to reduce the overall risk of land shortages.

COMMUNITY – PLANNING AND LANDS

Community Name

Coral Harbour

Community Identifier Number

315

Demographic Characteristics

Current Population: 1,035 (2021 Census)

Future Growth Area Data

2024 L4H Desktop Review: Proposed western subdivision as future growth area (Phase 2) (community plan)

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COMMUNITY – GENERAL

Community geographic and historical context

(www.gov.nu.ca) Coral Harbour is located on Southampton Island in the northern reaches of Hudson Bay. Its Inuktitut name, Salliq, translates roughly as “the flat island in front of the mainland” (the Inuktitut name for the island and the community is the same). Inuktitut is still the first language in most households.

The Sallirmiut lived in isolation from other Inuit, but eventually were wiped out by a Typhus epidemic, which was brought to them by a crew member of the Scottish Whaler Active in 1902. One can still see the remains of their camps at various sites on the island.

(coralharbour.ca) Coral Harbour is located at the Southampton Island, Southampton Island has been inhabited by Inuit for thousands of years, drawn to rich natural resources and marine life, which also attracted Scottish whalers and fur traders.

In the 1950's and 1960's, the federal government built a school, a nursing station, government buildings and houses.

Community Input – Development Priorities or Concerns

2023 NHC Tour: The 450m set back from the solid waste site include the northern existing hamlet development area.

Common Residential Building Forms

2023 NHC Tour: There are other buildings in town on triodetic foundations.

Notable Land Form Characteristics

- Ponds

2023 NHC Tour: There are many ponds throughout town.

General Comment

2024 L4H Desktop Review: Moderate distance to amenities and services.

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COMMUNITY – TECHNICAL

Geotechnical Characteristics

2024 L4H Desktop Review: Topography is generally relatively flat or low slope.
Limited information on drainage, soils, permafrost.

Surface Drainage Characteristics

2024 L4H Desktop Review: Limited information on drainage.

Topography

2024 L4H Desktop Review: Topography is generally relatively flat or low slope.

Permafrost Characteristics

2024 L4H Desktop Review: Limited information on permafrost.

Climate Characteristics

2024 L4H Desktop Review: Limited information on wind and snow conditions.

COMMUNITY – INFRASTRUCTURE

General Comment – Aggregate or Granular Supply

2024 NCCD survey: Significant granular concerns noted.

2023 L4H Survey: Community reported, no major granular concerns.

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NEIGHBOURHOOD 'A' – PLANNING AND LANDS

Plan Number: 4618

General Description: South West Subdivision (Phase 1, Plan 4618)

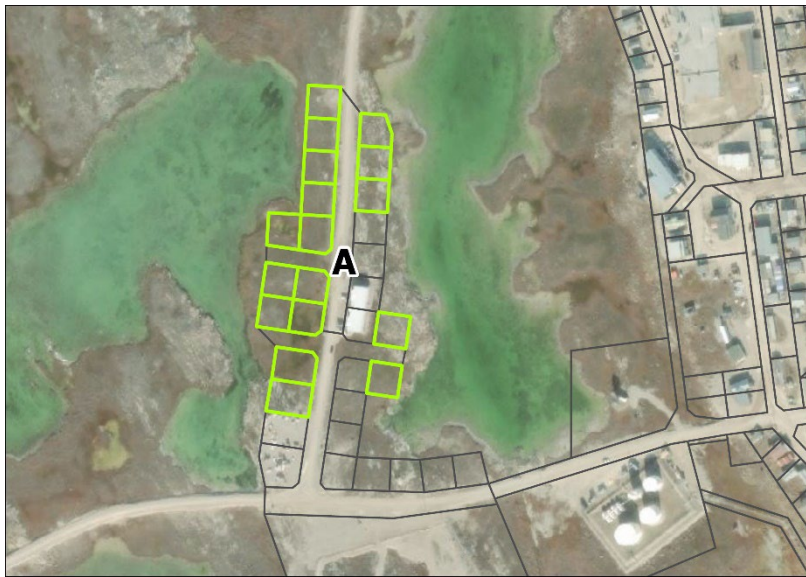


Figure 2: NEIGHBOUHOOD 'A' MAP

NEIGHBOURHOOD 'A' – GENERAL

Current Land Uses and Activities – Neighbourhood

2023 NHC Tour: Lots (401-404) are currently being used for staging purposes with a 4-year lease

Land Form Characteristics – Neighbourhood

- Tundra
- Pond

2023 NHC Tour: Lots (413-416) -The site features natural tundra, evidence of bedrock. A pond is located behind and in close proximity to the lots. Large boulders are present on Lots (405-407)

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NEIGHBOURHOOD 'A' – TECHNICAL

Geotechnical Characteristics – Neighbourhood

2023 NHC Tour: Lots (413-416) There is evidence of bedrock close to the surface throughout, potentially allowing for the use of rock socket pile foundations. The depth of overburden on this lot is likely shallow.

2023 NHC Tour: Lots (405-406)-These lots have rocky terrain.

Surface Drainage Characteristics – Neighbourhood

2023 NHC Tour: The area is swampy. Proper drainage needed.

Topography Characteristics – Neighbourhood

2023 NHC Tour: Lots (413-416) The land slopes away from the road and forms a concave shape towards Lot 415. There is a 4.5-foot grade drop from the road line to the rear of the lots.

2023 NHC Tour: (Lots 405- 407) The land slopes away from the road.

NEIGHBOURHOOD 'A' – INFRASTRUCTURE

Road Infrastructure – Neighbourhood

2023 NHC Tour: Main road is in place. Lot 413 lacks road access.

Drainage Infrastructure – Neighbourhood

2023 NHC Tour: Drainage infrastructure status is not confirmed.

Power Distribution Infrastructure – Neighbourhood

2023 NHC Tour: Power distribution infrastructure connecting part of the neighbourhood.

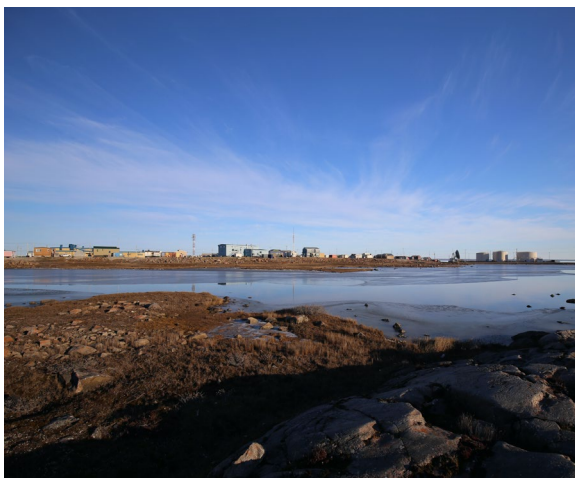
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PHOTOGRAPHS

(From 2023 NHC Community Tour)



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