

NAUJAAT NU

COMMUNITY SUMMARY

DRAFT





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COMMUNITY EXECUTIVE SUMMARY



Naujaat, meaning "seagull nesting place" in Inuktitut, is located on the Arctic Circle and

Figure 1: COMMUNITY MAP

has a population of 1,225 as of the 2021 Census. The community is known for its scenic inlets, rolling hills, and historical inuksuit (stone cairns). The report highlights the need for updated community planning and infrastructure improvements, with development priorities including the demolition of the old health center and addressing the limited supply of aggregate materials.

The community faces challenges with hotel shortages, making it difficult for workers to find temporary accommodations. The report outlines the demographic characteristics and historical context of Naujaat, noting its ocean tides, hilly terrain, tundra, beaches, and flat areas.

Limited technical information on drainage, geotechnical, permafrost, and climate risks increase development challenges.

Infrastructure assessments indicate no issues with wastewater and water systems but highlight the high costs and limited supply of aggregate materials from private contractors. Power poles are scheduled for installation in the summer of 2025.

Neighbourhood 'A' features flat tundra with gentle slopes, drainageways, rock outcrops, and fractured rocks, with mostly single-storey multiplexes and partially complete infrastructure.



Neighbourhood 'B' has hilly terrain with swampy areas along the north edge, mostly single-storey 4-plexes, and incomplete roads and drainage infrastructure. Overall, there is a need to address infrastructure challenges, and ensure the availability of aggregate materials to support future development in Naujaat.

In summary, Naujaat has a limited inventory of surveyed land that is impacted by moderate suitability challenges and a moderate need for infrastructure such as roads, drainage and power. Without action, a lack of suitable land is poses a high to extreme risk to new housing within the next three to five years. Risks can be mitigated by responsive design, infrastructure investment, utilizing redevelopment sites, and efficient use of land.

COMMUNITY LAND GAP ASSESSMENT

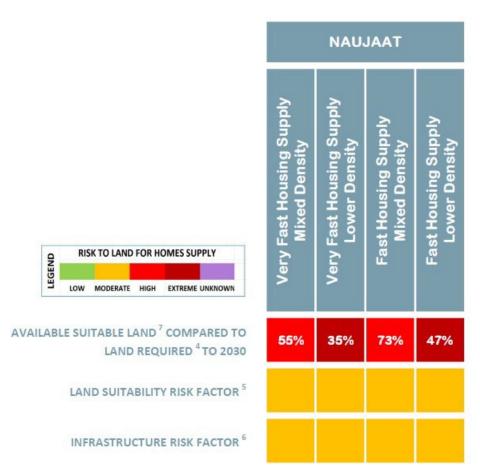


Figure 2: LAND SUPPLY RISK TO 2030 (existing infrastructure only)



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.

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

Naujaat

Community Identifier Number

325



General Comment on Planning and Lands

2024 L4H Hamlet Call: Hamlet mentioned about intention to demolish old health centre, no timeline. Email sent a month ago for update but no response. DOH looking for funding. No concerns about land reserve balance.

Demographic Characteristics

Current Population: 1,225 (2021 Census)

Official Community Plan

2024 L4H Hamlet Call: Do not have any information on community plan update.

COMMUNITY - GENERAL

Community geographic and historical context

(www.gov.nu.ca): Formerly called Repulse Bay, Naujaat means "seagull nesting place" in Inuktitut. Naujaat is located on the Arctic Circle, at N66 32' W85 50'. Surrounding Repulse Bay there are countless inuksuit (plural of inukshuk). These rocks piled on top of each other in the shape of a human, and other forms, are referred to in English as stone cairns. Some of these inuksuit were built hundreds or thousands of years ago by Inuit to show where they had traveled, or to mark good fishing and/or hunting locations. The landscape is dotted with scenic inlets and rolling hills, some of which are snow-covered year-round.

Community Input - Development Priorities or Concerns

2024 L4H Hamlet Call: SAO mentioned Neighbourhood A and B are the top priorities to develop. Council would like to get southern development area surveyed.

2024 L4H Tour: PLA indicated where new roads to be biot for subdivision near high school. Desire for new elders' facility, redevelopment in Old Town, particularly public housing and old health care centre.

Community Input - Culturally Important Elements, Activities or Historical events

2024 L4H Hamlet Call: SAO mentioned, not sure about carving stone quarry but knows there was a soapstone quarry outside of town. Graveyard-Mostly using one near arena, and sometimes one near the high school.



2024 L4H Tour: Cairns and graveyards throughout community observed by team. Community Plan notes location of carving stones (to be verified).

Common Residential Building Forms

- 1 storey
- Single Family
- Duplex (2 units)
- Rowhouse (4 to 6 units)
- 2 to 3 storeys

Notable Land Form Characteristics

- Ocean (tides 1.2 to 3m)
- Hilly
- Tundra
- Beach
- Flat

Some rock outcrops throughout community ,Terrain does seem to limit available land for homes

Risk to planning, design or construction: Medium

Notable Flora/Fauna Characteristics

2024 L4H Tour: Grasses and small shrubs.

2024 L4H Hamlet Call: Mainly in the waters, away from town-Caribou herds sometimes pass close by town, more in the North. During summer Narwhals come up for calving, but no specific view.

Risk to planning, design or construction: Low

Notable Views and Vistas

- Ocean
- Tundra
- Hills
- Ocean Inlets

Risk to planning, design or construction: Low



General Comment

2024 L4H Hamlet Call: Hotel shortage - workers might have hard time finding place to stay. Had to rent hamlet house temporarily to NCC.

COMMUNITY - TECHNICAL

Geotechnical Characteristics

2024 L4H Desktop Review: Limited technical information on drainage / geotechnical.

Surface Drainage Characteristics

2024 L4H Desktop Review: Limited information on permafrost risk assessment.

Climate Characteristics

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

General Coment - Technical

2024 L4H Desktop Review: HIGH Land suitability risk.

COMMUNITY - INFRASTRUCTURE

General Comment - Wastewater Infrastructure

2024 L4H Tour No issues noted

Risk to planning, design or construction: Low

General Comment - Water Infrastructure

No issues noted

Risk to planning, design or construction: Low

General Comment - Aggregate or Granular Supply

2024 L4H Tour: Limited supply. Hamlet looks after but no policy to regulate. Royalty \$1.72 per cubic metre.

2024 L4H Hamlet Call: Not enough. Private contractor, Pilitak, very expensive \$180/metric tonne. Pilitak quarry is far so after storms hard to access. Applied for funding for their own crusher and screener, waiting to hear back. Area toward water lake - 10 feet of road was under construction but stopped, once the road is



complete, hamlet would have access to that gravel supply. Royalty \$1.72 per cubic metre.

2024 L4H Desktop Review: Limited information on granular materials and production capacity.

Risk to planning, design or construction: High

2023 L4H: No survey response. NCCD advises screener/crusher available through Hamlet / Pilitak and 2024 Risk Low.



NEIGHBOURHOOD 'A'- PLANNING AND LANDS

Plan Number: 4532 Block Number: 2

General Description: North West (Lot 28-43 Block 2 Plan 4532)



Figure 2: NEIGHBOUHOOD 'A' MAP

NEIGHBOURHOOD 'A' - GENERAL

Land Form Characteristics – Neighbourhood

- Flat
- Tundra

2024 L4H Tour Flat to gentle slope, drainageway observed, rock outcrops and fractured rocks present.

Risk to planning, design or construction: Medium

Built Form Characteristics – Neighbourhood

- Mostly 1 Storey
- Mainly 1 Storey Multiplexes

Risk to planning, design or construction: Low



NEIGHBOURHOOD 'A' - TECHNICAL

Geotechnical Characteristics – Neighbourhood

2024 L4H Tour: Mix of sand/granular materials, rock outcrops, fractured rocks

Risk to planning, design or construction: Medium

Surface Drainage Characteristics – Neighbourhood

2024 L4H Hamlet Call: Wet and boggy conditions. Drainage infrastructure needs to address site drainage problems.

2024 L4H Tour: Drainageways, swampy areas.

Risk to planning, design or construction: Medium

2023 NHC Tour: Lots 26 to 28 -The drainage culvert is damaged and needs assessment and potential repair. Additional culverting will be required for site

preparation. Lots 40 to 42- Exhibit ponding concerns.

Topography Characteristics – Neighbourhood

2024 L4H Hamlet Call: New subdivision areas topography is moderate. Lots 26 to 28 needs lots of gravel as they are very steep.

2024 L4H Tour: Neighbourhood located on small plateau

Risk to planning, design or construction: Low

2023 NHC Tour: Lots 26 to 28 -The terrain consists of fractured bedrock and gravel, which should be taken into account for development. Lots 38 to 43 - Exhibit variations in topography, with slopes ranging from 10 feet from east to west.

Permafrost Characteristics – Neighbourhood

Risk to planning, design or construction: Not known

Climate Characteristics - Neighbourhood

Risk to planning, design or construction: Not known

Environmental Contamination or Noxious Uses - Neighbourhood

Risk to planning, design or construction: Not known



NEIGHBOURHOOD 'A' - INFRASTRUCTURE

Road Infrastructure - Neighbourhood

• Partially Complete

2024 L4H Hamlet Call: Roads are done between Lots 32-37. No timeline on rest of road.

2024 L4H Tour: Road furthest to southwest appears partially constructed.

Risk to planning, design or construction: Medium

Drainage Infrastructure - Neighbourhood

2024 L4H Hamlet Call: Culvert on Lot 26 and 17

2024 L4H Tour: Culverts have been installed. No obvious ditches.

Risk to planning, design or construction: Medium

Wastewater Utilidor Infrastructure (if applicable) – Neighbourhood

Not applicable

Risk to planning, design or construction: n/a

Water Infrastructure - Neighbourhood

Not applicable

Risk to planning, design or construction: n/a

Power Distribution Infrastructure - Neighbourhood

• Partially Complete

2024 L4H Hamlet Call: Power poles to be installed 2025 summer, couldn't do it last year due to staff changes. Lot 32 has a power pole. 40 new poles came on the sealift in Oct 2024

2024 L4H Tour: Distribution infrastructure not been extended past Lots 17, 23-25.

Risk to planning, design or construction: Medium



NEIGHBOURHOOD 'B' - PLANNING AND LANDS

Plan Number: 4532 Block Number: 2

General Description: North East (Lot 5-1 Block 2 Plan 4532)



Figure 3: Neighbourhood B Map

NEIGHBOURHOOD 'B' - GENERAL

Current Land Uses and Activities – Neighbourhood

Residential

Commercial

2024 L4H Tour: Mainly 4-plexes, store across road.

Risk to planning, design or construction: Low

Land Form Characteristics – Neighbourhood

Hilly

Swamp

2024 L4H Tour: Neighbourhood located on flat area between two rock outcrops, swampy areas along north edge of neighbourhood



Risk to planning, design or construction: Medium

Built Form Characteristics - Neighbourhood

Mostly 1 storey

2024 L4H Tour: Mainly 4-plexes, store across road

Risk to planning, design or construction: Low

Important Flora/Fauna – Neighbourhood

Not Known

Views and Vistas - Neighbourhood

2024 L4H Tour: Limited view due to surrounding rock hills

Risk to planning, design or construction: Low

NEIGHBOURHOOD 'B' - TECHNICAL

Geotechnical Characteristics – Neighbourhood

2024 L4H Hamlet Call: As long as there are piles there shouldn't be any issues, not recommending pads up there. Lot of tundra there in the springtime, some rocks, little ponds.

2024 L4H Tour: Neighbourhood built in flat area consisting mainly of sand/granular mix, appears stable for housing. Swampy area abuts north edge of neighbourhood, rock outcrop abuts to south and west.

2023 NHC Tour: The presence of fractured bedrock necessitates a geotechnical evaluation to assess suitability for construction.

Surface Drainage Characteristics – Neighbourhood

2024 L4H Tour: Drainageways and swampy areas along north and east, small area along south of neighbourhood

Risk to planning, design or construction: Medium

2023 NHC Tour: There are no observable concerns regarding drainage on these lots.



Topography Characteristics – Neighbourhood

2024 NHC Tour: Gentle to moderate slope generally from west to east.

2024 L4H Tour:

Risk to planning, design or construction: Medium

2023 NHC Tour: The topography of these lots is challenging, and they should not be considered for development due to these difficulties. Future road construction in this terrain is unlikely, making access even more challenging.

Permafrost Characteristics – Neighbourhood

Risk to planning, design or construction: Not known

Climate Characteristics – Neighbourhood

Risk to planning, design or construction: Not known

Environmental Contamination or Noxious Uses – Neighbourhood

2023 NHC Tour: Debris is present on the site and should be removed before any development can occur. Sheds and exterior storage on the lots would need to be removed to prepare the land for development.

General Comment – Neighbourhood (technical data)

2024 L4H Hamlet Call: Recommend use of piles for Lot 2

NEIGHBOURHOOD 'B' - INFRASTRUCTURE

Road Infrastructure – Neighbourhood

2024 L4H Hamlet Call: Hilly but would be alright if blasting happens. Lots 5-1 are high up. No timeline on finishing road.

2024 L4H Tour: Planned road north part of neighbourhood not built.

Risk to planning, design or construction: Medium

Drainage Infrastructure - Neighbourhood

Not Determined

2024 L4H Tour: No ditches or culverts observed.

Risk to planning, design or construction: Medium



Wastewater Utilidor Infrastructure (if applicable) - Neighbourhood

Not applicable

Risk to planning, design or construction: n/a

Water Infrastructure - Neighbourhood

• Not applicable

Risk to planning, design or construction: n/a

Power Distribution Infrastructure - Neighbourhood

• Partially Complete

2024 L4H Hamlet Call: Power pole between lots 1 and 2

2024 L4H Tour: Infrastructure not built along planned road in north part of

neighbourhood.

Risk to planning, design or construction: Medium



PHOTOGRAPHS

(From 2023 NHC Community Tour)











APPENDICES



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