



COMMUNITY SUMMARY

DRAFT

DRAFT January 2025

NAUJAAT NU

Community Summary



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LAND FOR HOMES

IGLUQPIURVIKHAT

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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



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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 built 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.

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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

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

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

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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

An aerial photograph of a residential area. A black outline represents a street grid. Yellow boxes highlight specific lots along a diagonal street. A black letter 'B' is placed on one of the highlighted lots.

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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.

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(From 2023 NHC Community Tour)



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