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LAND FOR HOMES
IGLUQPIURVIKHAT

CAMBRIDGE BAY NU

COMMUNITY SUMMARY

DRAFT



DRAFT January 2025

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COMMUNITY EXECUTIVE SUMMARY



Cambridge Bay, also known as Iqaluktuuttiaq, is located along the Queen Maud Gulf on Victoria Island and has a population of 1,760 as of the 2021 Census. The community is historically significant for the Copper Inuit and is renowned for its excellent fishing and hunting. The land is characterized by flat tundra, beaches, and ponds, with local wildlife such as fish and arctic char.

Figure 1: COMMUNITY MAP

The area features mostly 1 to 3 storey residential buildings, including single-unit dwellings and some 4-plexes. Infrastructure is generally adequate for the existing community, with plans to extend water and wastewater services and a new power plant in the planning stages.

The current community plan is outdated, and a new plan is under feasibility study. Development priorities include addressing a potential land shortage by 2028-2030 due to the unlikely development of the West subdivision.

Neighbourhood 'A' has mostly complete infrastructure, while Neighbourhood 'B' faces challenges with flooding and lacks constructed infrastructure. The report highlights the need for updated community planning, addressing potential land shortages, and significant infrastructure upgrades to support future development in Cambridge Bay.

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In summary, though Cambridge Bay has an inventory of surveyed land, this is impacted by significant suitability challenges and a moderate to high infrastructure risks related to roads, drainage and power. Without action, a lack of suitable land presents a high risk to new housing within the next five years. Risks can be mitigated by responsive design, infrastructure investment, utilizing redevelopment sites, and efficient use of land.

COMMUNITY LAND GAP ASSESSMENT

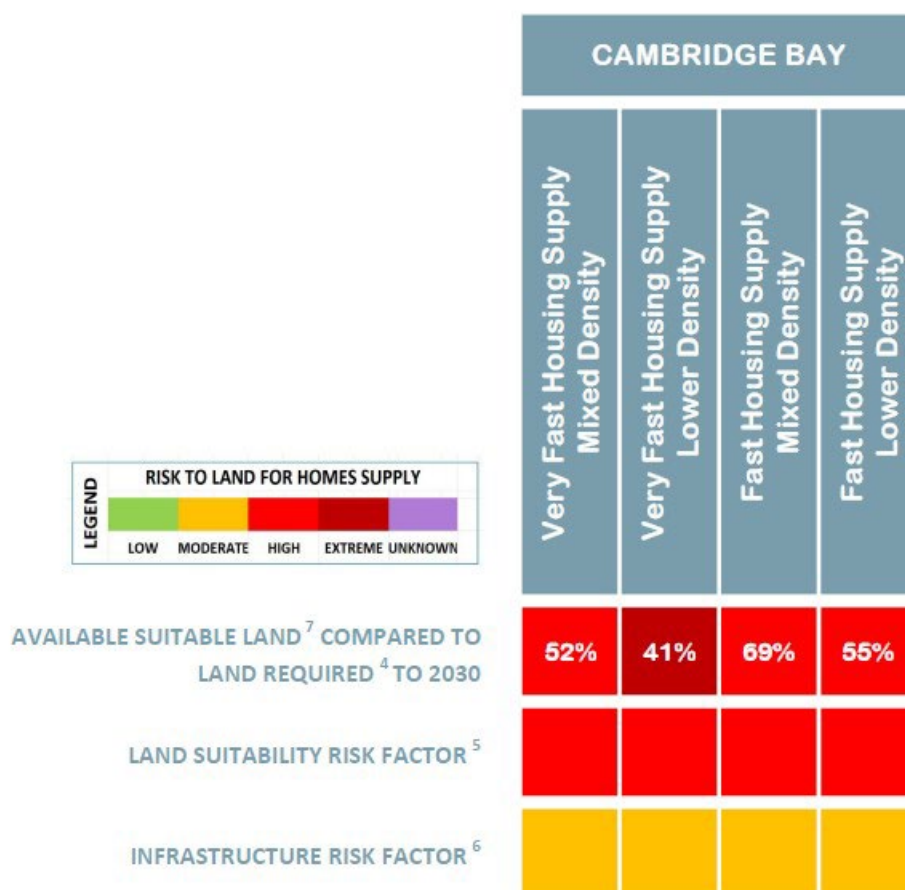


Figure 2: LAND SUPPLY RISK TO 2030 (existing infrastructure only)

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.

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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

Cambridge Bay

Community Identifier Number

410

Demographic Characteristics

Current Population: 1,760 (2021 Census)

Official Community Plan

2024 NHC Tour: 2015 Community plan is out of date.

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Zoning Bylaw Data

2024 NHC Tour: Hamlet advises zoning change is in process currently its under feasibility study but there is no timeline defined (planning to introduce R1, R2 and R3 zones).

COMMUNITY – GENERAL

Community geographic and historical context

www.gov.nu.ca: Along the shores of the Queen Maud Gulf on the southeast coast of Victoria Island, nestled beside high hills, lies Cambridge Bay, the regional center for the Kitikmeot Region.

Over the centuries, Cambridge Bay was often used as a summer gathering place for the Copper Inuit (so called by the non-Inuit because they made many of their tools and weapons from copper).

The Copper Inuit were attracted to the region because of its abundance of good hunting, notably seals, caribou and arctic char. Caribou and char are local food staples to this day and continue to provide work and income for Inuit. (source-gov.nu.ca)

[NPC](#): Kitikmeot Foods Ltd., one of three primary processing plants in Nunavut, operates year-round and mainly offers local Arctic char and muskox.

The traditional language of the region is Inuinnaqtun, which is written in the Latin alphabet rather than the syllabics used in the Inuktitut system. The Inuinnaqtun name for Cambridge Bay is Ikaluktutiak, or “good fishing place,” as the surrounding lakes and rivers are known for outstanding fishing. Guided hunting and fishing are available, and the community is the gateway to one of Nunavut’s nature lodges. Owayok (Mount Pelly) Territorial Park, located approximately 15 kilometres east of Cambridge Bay, provides camping, hiking trails, muskox viewing, and interpretive panels detailing the site, which is an important landmark and source of Inuit legend.

Potential non-renewable resources in the region include: gold, diamonds, uranium, precious metals, base metals, and nickel-copper platinum group elements (PGEs).

Community Input – Development Priorities or Concerns

2024 L4H Tour: Hamlet suggested that West subdivision of smaller lots will be unlikely to be developed. L4H notes concluded that excluding these lots increases the risk of land shortage occurring 2028-2030

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COMMUNITY – TECHNICAL

Geotechnical Characteristics

2024 L4H Desktop review: No comprehensive geotechnical data found.. North new subdivision with good proximity to amenities and services. Hamlet suggested that West subdivision of smaller lots will be unlikely to be developed.

Surface Drainage Characteristics

2024 L4H Desktop review: No comprehensive drainage data found. 2024 NHC Tour: CGS is prepared to support hamlet for the comprehensive drainage plan if they decide to proceed with one.

Topography

2024 NHC Tour: Topography general moderate slopes.

General Comment – Technical

2024 L4H Tour: Generally, tundra, sand, granular mix. Meeting with Council noted some drainage and erosion issues

Risk to planning, design or construction: Medium

COMMUNITY – INFRASTRUCTURE

General Comment – Wastewater Infrastructure

2024 L4H Tour: No concerns noted. Council wants to extend utilidor.

Risk to planning, design or construction: Low

General Comment – Water Infrastructure

2024 L4H Tour: No concerns noted, Council indicated they want to extend utilidor

Risk to planning, design or construction: Low

General Comment – Aggregate or Granular Supply

2024 L4H Desktop review - NCC Development Corporation advises that in the short term, there is a dependable contractor and lots of material.

PLA indicates plenty of granular. Royalty rate is unknown.

Risk to planning, design or construction: Low

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General Comment – Power Infrastructure Readiness

2024 L4H Tour: New power plant in planning stages.

Risk to planning, design or construction: Medium

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NEIGHBOURHOOD 'A' – PLANNING AND LANDS

Plan Number: 4403 and 4852

Block Number: 64

General Description: North west (Phase 1) Resurveyed (Block64 Plan4852, Block64 Plan4403)



Figure 2: NEIGHBOUHOOD 'A' MAP

NEIGHBOURHOOD 'A' – GENERAL

Current Land Uses and Activities – Neighbourhood

- Vacant land
- Outdoor storage
- Residential

2024 L4H Tour: Largely undeveloped residential lots, some residential development in progress

Risk to planning, design or construction: Low

Land Form Characteristics – Neighbourhood

- Flat
- Tundra

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Built Form Characteristics – Neighbourhood

- Mostly 1 and 2 storeys

2024 L4H Tour: Mix of single-family units and multiplexes

Risk to planning, design or construction: Low

Views and Vistas – Neighbourhood

- Military Facility,
- Tundra,
- Ponds to West

General Comment

2024 L4H Desktop Review: North new subdivision with good proximity to amenities and services.

NEIGHBOURHOOD 'A' – TECHNICAL

Geotechnical Characteristics – Neighbourhood

2024 L4H Tour: Tundra underlain by clayey soils, pockets of fractured rocks and small boulders

Risk to planning, design or construction: Medium

Surface Drainage Characteristics – Neighbourhood

2024 L4H Tour: Some seasonal drainage ways, ponded areas

Risk to planning, design or construction: Medium

Topography Characteristics – Neighbourhood

2024 L4H Tour: Generally gentle slope, uneven surface

Risk to planning, design or construction: Low

Climate Characteristics – Neighbourhood

2024 L4H Tour: Potential for seasonal flooding

Risk to planning, design or construction: Medium

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NEIGHBOURHOOD 'A' – INFRASTRUCTURE

Road Infrastructure – Neighbourhood

- Complete

2024 NHC Tour: Roads are built.

Risk to planning, design or construction: Low

Drainage Infrastructure – Neighbourhood

- Partially Complete

2024 L4H Tour: Ditch centreline cut, potential to overflow due to lack of lot fill. Some culverts for road crossings, generally appear to be in acceptable condition. No formal ditches observed, small cut ditches present along toe of roadbeds. Potential for these to overflow during seasonal events.

2024 NHC Tour: Culverts required for driveway entrance design consideration must include for the rear lot line being higher than the front line.

Risk to planning, design or construction: Medium

Wastewater Utilidor Infrastructure (if applicable) – Neighbourhood

Trucked Service

Risk to planning, design or construction; n/a

Water Infrastructure – Neighbourhood

Trucked Service

Risk to planning, design or construction; n/a

Power Distribution Infrastructure – Neighbourhood

- Complete

2024 NHC Tour: Power poles are installed.

Risk to planning, design or construction: Low

NEIGHBOURHOOD 'B' – PLANNING AND LANDS

Plan Number: 4851

Block Number: 70

General Description: West subdivision (Plan 4851 Block 70 Lots1-31)

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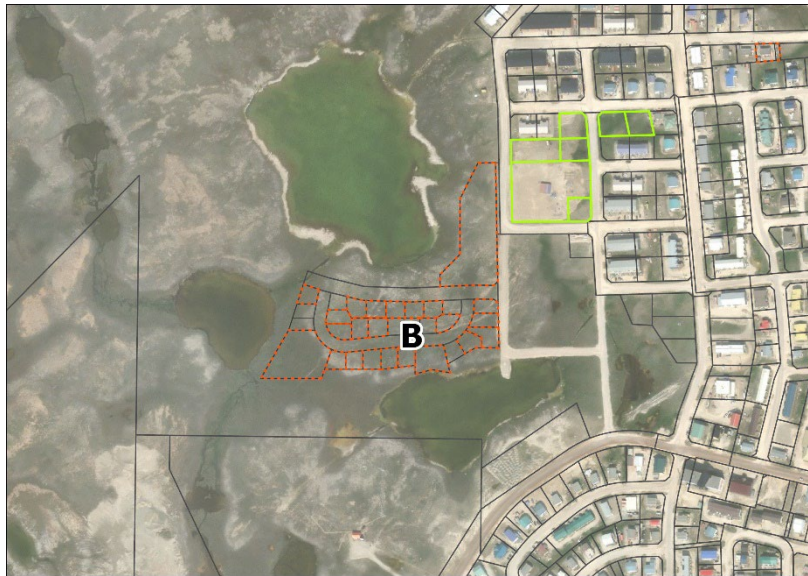


Figure 3: Neighbourhood B Map

NEIGHBOURHOOD 'B' – GENERAL

Local Input Development Priorities or Concerns – Neighbourhood

2024 L4H Tour: Hamlet suggested that West subdivision of smaller lots will be unlikely to be developed. Neighbourhood recently rezoned to Open Space

Current Land Uses and Activities – Neighbourhood

- Vacant land
- Open Space

Risk to planning, design or construction: Low

Land Form Characteristics – Neighbourhood

- Lake
- Pond

2024 L4H Tour: Neighborhood on small rise locate between 3 small lakes known to overflow at times, impacting the neighborhood.

Risk to planning, design or construction: High

Built Form Characteristics – Neighbourhood

- Mostly 1 storey

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2024 L4H Tour: Homes in adjoining neighborhoods mix of SUDs and 4-plexes

Risk to planning, design or construction: Low

Important Flora/Fauna – Neighbourhood

- Ocean
- Tundra

Risk to planning, design or construction: Low

NEIGHBOURHOOD 'B' – TECHNICAL

Surface Drainage Characteristics – Neighbourhood

2024 L4H Tour: The Subdivision appears to be vulnerable to regular flooding from the ponds to its north and west. There were also some concerns about the fill placed in the pond on the south side. Neighborhood surrounded by ponds on three sides. Known to overflow periodically, impacting the neighborhood

Risk to planning, design or construction: High

Topography Characteristics – Neighbourhood

2024 L4H Tour: Gentle to moderate slope

Risk to planning, design or construction: Medium

Climate Characteristics – Neighbourhood

2024 L4H Tour: Flooding from adjacent ponds

Risk to planning, design or construction: High

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NEIGHBOURHOOD 'B' – INFRASTRUCTURE

Road Infrastructure – Neighbourhood

- Planned

2024 NHC Tour: No Road 2024 L4H Tour: No infrastructure has been constructed for the subdivision.

Risk to planning, design or construction: Medium

Drainage Infrastructure – Neighbourhood

- Planned

2024 L4H Tour: Additional drainage infrastructure needed. Risk of flooding from adjacent small lakes

Risk to planning, design or construction: High

Wastewater Utilidor Infrastructure (if applicable) – Neighbourhood

Risk to planning, design or construction: Medium

Water Infrastructure – Neighbourhood

- Planned

Risk to planning, design or construction: Medium

Power Distribution Infrastructure – Neighbourhood

- Planned

2024 NHC Tour: No Power pole 2024 L4H Tour: No infrastructure has been constructed for the subdivision.

Risk to planning, design or construction: High

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PHOTOGRAPHS

From 2024 NHC Community Tour



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