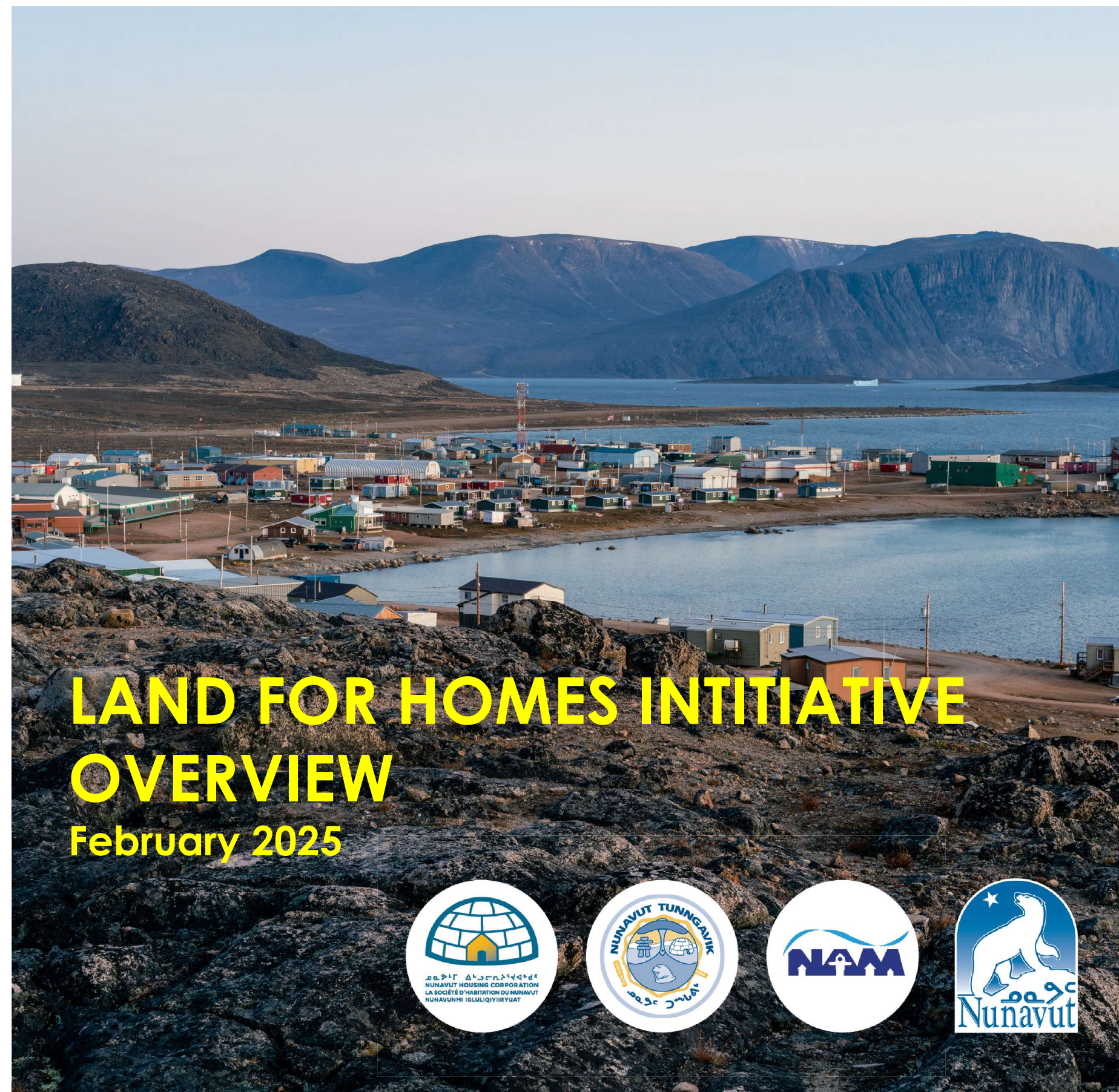




Nunavut

LAND FOR HOMES

Working together to ensure
a timely supply of appropriate
land to support the housing
needs of Nunavummiut



LAND FOR HOMES INITIATIVE OVERVIEW February 2025





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LAND FOR HOMES
IGLUQPIURVIKHAT

LAND FOR HOMES

Partners & Stakeholders Workshop
Iqaluit Nunavut • Feb 4 & 5 2025

Welcome!



What is Land for Homes (L4H)?

L4H is a CMHC funded NTI, NAM and NHC* partnership.

Its goal is to support the supply of land that is required for a more diverse, appropriate, and rapid housing supply for Nunavummiut.

* Nunavut Tunngavik Inc. Nunavut Association of Municipalities Nunavut Housing Corporation



What is Land for Homes (L4H)?

There is a surge in housing activity that is straining the capacities of many involved in the supply of land and housing.

Many communities and partners will be facing shortages of resources, land, infrastructure, or granular materials between now and 2030 unless collaborative action is taken.



What is Land for Homes (L4H)?

This phase* of L4H is focused on **essential knowledge, and information tools** to support **collaborative action and good decision-making** in the *planning, preparation, administration and selection* of appropriate land for homes.

*The Implementation Phase of L4H runs from January 2024 through March 2025



Land for Homes Partners and Key Stakeholders



Project Partners



Nunavut Housing
Corporation (NHC)



Nunavut Tunngavik Inc.
(NTI)



Nunavut Association of
Municipalities (NAM)

Key Stakeholders

- GN Department of Community & Government Services (CGS)
- Regional Inuit Associations (RIAs)
- Inuit Regional Development Corporations (IRDCs)
- 25 local municipalities
- All Nunavummiut

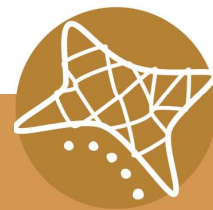


Land for Homes Guiding Principles



Piliriqatigiingniq

Collaborative relationships working together for a common purpose by engaging partners and stakeholders to work towards better communities and housing



Qanuqtuurunnarniq

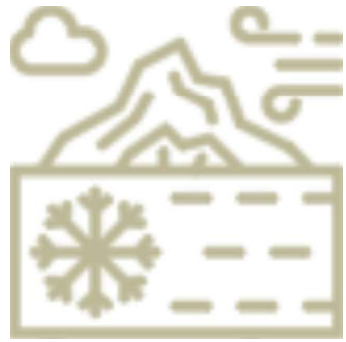
Being resourceful to solve problems through innovative partnerships and new ways of accessing and sharing land-for-homes data and knowledge.



Avatimik Kamattiarniq

Environmental stewardship by recognizing that land development and the construction and operation of buildings impacts the natural environment and consumes treasured resources





Nunavut's Unique Land for Homes Challenges

Challenges vary by community and may include:

- Information that is hard to access or expensive to obtain
- Inaccurate or incomplete information
- Missing local and cultural knowledge
- Not enough suitable “build-ready” lots
- Rugged geography and permafrost
- Extreme climate and climate change risks
- Remote locations and complex logistics
- Short construction season
- Strained resources and capacity
- Limited community engagement during land planning



How is Land for Homes Helping?

L4H addresses the ongoing housing crisis by supporting NHC's Igluliuqatigiingniq (Nunavut 3000 strategy) and by providing enhanced access to data and tools to support both experienced and emerging housing providers.

L4H responds to Inuit housing priorities by supporting NTI's Angirratsaliulauqta (Nunavut Inuit Housing Action Plan) and by integrating local and cultural knowledge and priorities into the *L4H Knowledgebase L4H Toolset*



How is Land for Homes Helping?

L4H supports communities by focussing collaborative action and investment that assist hamlets in their land planning, land administration, land preparation, and leasing roles.

L4H supports housing providers by increasing efficiency and reducing risks in the identification, assessment, and selection of appropriate land.

L4H supports land planning by flagging potential gaps in the supply of appropriate land and infrastructure that may delay housing.



Nunavut's Land Supply Process



Land Administration



*Forecasting supply
and demand*



*Planning new
land for homes*



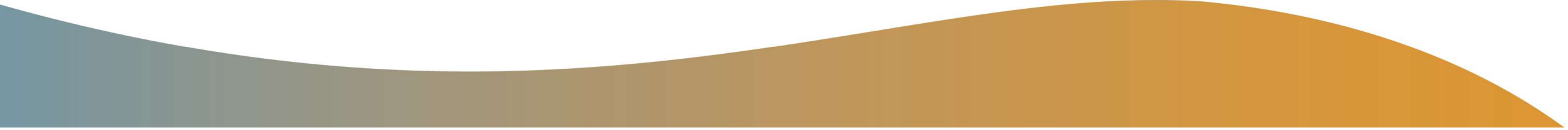
*Preparing new
land for homes*



*Selecting land
for homes*



*Permits and
construction*

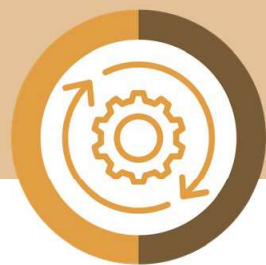


Nunavut's Land Supply Process - Roles

LAND ADMINISTRATION

Municipalities plan land, set rules, track lots, issue leases, and approve projects

GN supports municipalities and both provide key land information for housing partners



FORECASTING SUPPLY AND DEMAND

Land supply gaps may be flagged by L4H, GN CGS, NHC, or municipality

Land demand estimated from population growth, input from housing providers, or other projections



PLANNING NEW LAND FOR HOMES

Housing need and build forecasts drive the planning of neighborhoods, lots, and roads.

Changes to Community Plans may be needed.

Complex, costly, and multi-year processes involving many stakeholders.





Nunavut's Land Supply Process - Roles

PREPARING NEW LAND FOR HOMES

Municipalities, GN, and utilities prepare new neighborhoods

Key infrastructure (roads, drainage, water, power). must be in place to create “build-ready” lots

Significant resources and timelines are required



SELECTING LAND FOR HOMES

Developers search land inventory via L4H, GN, municipalities (location, zoning, size)

Consider Lot characteristics (slopes, drainage, soil, hazards, local knowledge)

Select lot and submit municipal land lease application



PERMITS AND CONSTRUCTION

Developers submit plans to municipality for Development Permit (DP) review

Changes may be needed for any conflicts with zoning or Community Plans

After DP approval, a GN Building Permit (BP) is required to start construction





L4H Knowledgebase

The L4H land information Knowledgebase includes:

- Assessed Land Inventory (By Community)
- Assessed Land, Infrastructure and Granular Risks (By Community)
- Land For Homes Readiness Overview (By Community)
- Housing Readiness Assessment Report Cards (By Lot)
- Local and Cultural Knowledge (Technical, Historical, Social, where Shared)
- Portals and links to external information resources and documents
- Land For Homes Process Guides
- Optional secure private data collection storage
- Integrated L4H informational tools



L4H Informational Toolkit

The L4H land information Toolkit includes:

- User-friendly Web Based Tools
- Land Data Checklist
- Field and Desktop Data Collection App (Multi-platform / Os)
- Land Data & Lot Inventory Search Tools (Community, Neighbourhood, Lot)
- Lot Suitability Assessment App (Lot By Report Card, Or Compare Groups Of Lots)
- Customizable Report & Dashboards (Community, Neighbourhood, Lot)
- Map Views
- PDF and Video Guides



What is next for Land for Homes?

Current Phase (L4H 1.0) to March 31, 2025:

- Launch L4H Knowledgebase and L4H Informational Toolset
- Launch L4H Website – Resources, Guides, Tools, Access to Knowledgebase
- Finalize L4H 2.0 Strategic Plan and obtain partner approval
- Final L4H report and submission to Canada Mortgage and Housing Corp (CMHC)

Next Phase (L4H 2.0) to April 1 2025 to March 31 2028:

- Confirm partner approval and Year 1 funding
- Launch L4H 2.0
- Maintain and enhance L4H to continue to support land and housing partners



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Thank you!

