

# HAF Agreement and Action Plan Summary Iqaluit, Nunavut

## Summary of Agreement Targets and Funding

*Status as of February 24, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>328</b>
Units expected without HAF (baseline)	<b>150</b>
Units incented by HAF (HAF-incented)	<b>178</b>
Municipality's 10-year unit projection	<b>1,450</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>328</b>	<b>66</b>	<b>64</b>
<ul style="list-style-type: none"> <li>• Multi-Unit housing units in close proximity to rapid transit</li> </ul>	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> <li>• Missing middle housing units</li> </ul>	219		62
<ul style="list-style-type: none"> <li>• Other multi-unit housing units</li> </ul>	95		0
Affordable Housing Units	174		26

HAF recipients who demonstrated growth above expectations were eligible to add a new initiative and resulting growth to their Action Plan during the first annual report process. As a top performer, Iqaluit was approved to add Initiative 7 to its action plan, which will result in an additional 18 permitted units, for a new Housing Supply Growth Target of 328. A total of \$887,000 is added to their funding, resulting in a new total funding eligibility of \$9,745,200.

### **HAF Funding Schedule and Explanatory Notes:**

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$9,745,200
Second advance amount	\$2,436,300

CMHC has reviewed Iqaluit's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

## Summary of Initiatives and Milestones

### Initiative 1: Climate Data Report & Climate Resiliency Plan

Creating a more climate-resilient community through adaptation strategies for existing and new housing developments.

- A study will collect and analyze climate data, supported by consultation with the other levels of government and the development industry, including collaboration to better understand local permafrost.
- A new Climate Resiliency Plan for the unique Iqaluit context will be developed to inform the community plan and municipal design guidelines.

Initiative	Due Date	Status
<b>Climate Data Report &amp; Climate Resiliency Plan</b>	<b>2025-05-27</b>	<b>On track</b>
Milestones	Due Date	Status
Consultation with Local Actors	2024-04-23	Completed
Climate Data Report	2024-09-24	Completed
Climate Resiliency Plan	2025-05-27	On Track

### Initiative 2: Reducing Parking Requirements in Core Area

Reducing parking requirements to promote more multi-unit housing projects in the core (downtown) where amenities and services are located.

- A zoning bylaw changes will reflect a parking needs assessment tailored to Northern lifestyles.

Initiative	Due Date	Status
<b>Reducing Parking Requirements in Core Area</b>	<b>2025-03-30</b>	<b>On track</b>
Milestones	Due Date	Status
Parking Utilization Study	2024-09-13*	Completed
Zoning By-law Amendment	2025-03-30*	On Track

\*Date changes were approved for two milestones to reflect capacity constraints and to allow for additional time for territorial government approvals.

### Initiative 3: Increasing Permitted Building Heights in Targeted Corridors & Expanding the Core Area

Promoting high-density infill developments and increasing building heights and densities in areas with suitable infrastructure capacity.

- The community plan and zoning bylaw will be amended to expand the core area, remove density maximums, and allow for 6-storey building height as-of-right (removing the need for rezoning approvals) in targeted corridors as well as 8-storey heights in the core.
- To support this change Iqaluit will assess fire and emergency response capacity and invest in community infrastructure required to support increased heights and densities.

Initiative	Due Date	Status
<b>Increasing Permitted Building Heights in Targeted Corridors &amp; Expanding the Core Area</b>	<b>2024-06-25</b>	<b>Completed</b>
Milestones	Due Date	Status
General Plan & Zoning By-law Amendments Approval	2024-03-26	Completed
Fire Department Assessment	2024-06-25	Completed

### Initiative 4: Increasing Certainty in Application Requirements & Delegated Authority for Approvals

Reducing delays and improving transparency and predictability for new housing developments.

- The community plan and zoning bylaw will be amended to update delegated authority and introduce clear criteria for what plans and studies are required to support development permit applications.
- Iqaluit will introduce a new bylaw to clarify cost-sharing and contributions for infrastructure triggered by development, and update municipal design guidelines to provide consistency in infrastructure design.

Initiative	Due Date	Status
<b>Increasing Delegated Authority &amp; Certainty in Application Requirements</b>	<b>2024-10-22</b>	<b>Completed</b>
Milestones	Due Date	Status
General Plan & Zoning By-law Comprehensive Review	2024-04-23	Completed
General Local Improvement Cost Sharing By-law	2024-07-23	Completed
Municipal Design Guideline Update	2024-10-22	Completed

## Initiative 5: Creating a Private Land Development Framework

Increasing the housing supply by engaging private sector capacity and expertise to develop serviced municipal land.

- A pilot project with the Qikiqtani Inuit Association (QIA) will develop adjacent parcels of municipal and Inuit-owned land.
- The results of this pilot project will inform a new Private Land Development Framework to guide future developments.

Initiative	Due Date	Status
<b>Creating a Private Land Development Framework</b>	<b>2025-03-30</b>	<b>On track</b>
Milestones	Due Date	Status
Memorandum of Understanding (MOU) with Qikiqtani Inuit Association	2024-08-27*	Completed
General Plan and Zoning By-law Amendments	2024-12-16*	Completed
Private Land Development Agreement	2025-03-30*	On Track
Private Land Development Framework	2025-03-30*	On Track

\*Date changes were approved for four milestones to reflect the complex nature of negotiations on a first-of-its-kind approach for private land development in Nunavut.

## Initiative 6: Expanding Affordable Housing Delivery with Non-Profit Providers

Increasing the supply of affordable housing through support for the local non-profit housing sector.

- A new Non-Profit Housing Grant Program will be introduced.
- The community plan and other policies will be updated to increase access to land at preferential rates, including a clear process for the disposal of municipal land to non-profits.

Initiative	Due Date	Status
<b>Expanding Affordable Housing Delivery with Non-profit Providers</b>	<b>2024-09-24</b>	<b>Completed</b>
Milestones	Due Date	Status
Non-Profit Housing Provider Consultation	2024-03-19	Completed
Report to Council for Land Disposal Procedure	2024-07-23	Completed
General Plan and Zoning By-law	2024-09-24	Completed

## Initiative 7: Workflow Automation for E-Permitting

Reducing permitting times by automating workflows between the new e-permitting system and the City's existing land management and finance systems.

- Engage a software developer to integrate e-permitting with all compatible components of the permitting workflow.
- Develop new operating procedures and development guides to ensure all parties are informed of the new processes and are able to use them efficiently.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Workflow Automation for E-Permitting</b>	<b>2025-07-31</b>	<b>New</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Develop Integrations and Automations	2025-04-30	New
Develop new Internal and External Procedures	2025-07-31	New