

HAF Action Plan Summary – Iqaluit, NU

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: 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 (*implementation in 2024*).

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

Initiative 2: 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 (*implementation in 2024*).
- A new Climate Resiliency Plan for the unique Iqaluit context will be developed to inform the community plan and municipal design guidelines (*implementation in 2025*).

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 (*implementation in 2024*).

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

Reducing delays and improving transparency and predictability for new housing developments (*implementation in 2024*).

- 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 5: Creating a Private Land Development Framework

Increasing the housing supply by engaging private sector capacity and expertise to develop serviced municipal land (*implementation in 2024*).

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

Increasing the supply of affordable housing through support for the local non-profit housing sector (*implementation in 2024*).

- 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.