



# Housing Design Catalogue

Construction Cost Estimate  
Summary | Yukon, Northwest  
Territories, Nunavut

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# Construction Cost Estimate Summary | Yukon, Northwest Territories, Nunavut

The following table outlines an estimated range of hard construction costs anticipated when building from the Housing Design Catalogue. These ranges were informed by Class B construction cost estimates prepared by Vermeulens in Q1-2025 and in consultation with builders familiar with this scale of housing. Ranges are provided to account for differences in site, design selections, finish quality, material costs, and labour rates.

Actual construction costs may vary significantly and are subject to change over time due to a range of factors. Users should refer to the detailed list of assumptions and exclusions to understand what is included in these estimates. It is strongly recommended that users work with a qualified professional, builder and/or consultant when developing a project budget and financial pro forma model.

Housing Type	# of Units <sup>1</sup>	Gross Building Area (sq. ft)	Estimated Range of Total Construction Hard Costs (\$)	Average Range of Costs per Unit (\$/unit)	Average Range of Costs per Building Area (\$/sq. ft)
Accessory Dwelling Unit - Municipal	1	567	\$352,000 to \$502,000	\$352,000 to \$502,000	\$620 to \$885
Accessory Dwelling Unit - Tanked	1	534	\$404,000 to \$577,000	\$404,000 to \$577,000	\$756 to \$1,080
Rowhouse - Municipal <sup>2</sup>	6	11,694	\$4,826,000 to \$6,032,000	\$805,000 to \$1,006,000	\$413 to \$516
Rowhouse - Tanked <sup>2</sup>	4	4,650	\$2,950,000 to \$3,688,000	\$738,000 to \$922,000	\$635 to \$793
Fourplex - Municipal	4	4,235	\$2,344,000 to \$2,930,000	\$586,000 to \$733,000	\$554 to \$692
Fourplex - Tanked	4	4,957	\$3,756,000 to \$4,694,000	\$939,000 to \$1,174,000	\$758 to \$947
Sixplex - Municipal	6	6,588	\$3,255,000 to \$4,069,000	\$543,000 to \$679,000	\$495 to \$618
Sixplex - Tanked	6	7,953	\$4,576,000 to \$5,720,000	\$763,000 to \$954,000	\$576 to \$720

<sup>1</sup> For details on unit mix and leasable area per unit, refer to the Unit Mix and Floor Area table on the following page.

<sup>2</sup> Costing and gross building area for Rowhouse - Municipal are based on three rowhouses of two units each repeated side by side (six units in total) and Rowhouse - Tanked are based on two rowhouse buildings of two units each repeated side by side (four units in total). If building fewer rowhouses, the cost per unit and cost per floor area should be anticipated to increase due to reduced efficiencies in site, labour, and material costs.

# Unit Mix and Floor Area | Yukon, Northwest Territories, Nunavut

Unit	Unit Mix	Unit Area*
<b>Accessory Dwelling Unit - Municipal</b>		
Unit 1 (U1)	1 Bedroom, 1 Bathroom	41.4 m <sup>2</sup> (446 ft <sup>2</sup> )
Unit 1-Alt (U1a)	1 Bedroom, 1 Bathroom	41.4 m <sup>2</sup> (446 ft <sup>2</sup> )
<b>Accessory Dwelling Unit - Tanked</b>		
Unit 1 (U1) - Option 1	1 Bedroom, 1 Bathroom	38 m <sup>2</sup> (409 ft <sup>2</sup> )
Unit 1 (U1) - Option 2	1 Bedroom, 1 Bathroom	29.7 m <sup>2</sup> (320 ft <sup>2</sup> )
<b>Rowhouse - Municipal</b>		
Unit 1 (U1)	3 Bedrooms, 3 Bathrooms	155.1 m <sup>2</sup> (1670 ft <sup>2</sup> )
Unit 1-Alt (U1a)	3 Bedrooms, 2 Bathrooms	155.1 m <sup>2</sup> (1670 ft <sup>2</sup> )
Unit 2 (U2)	3 Bedrooms, 3 Bathrooms	155.7 m <sup>2</sup> (1676 ft <sup>2</sup> )
Unit 2 -Alt (U2a)	3 Bedrooms, 2 Bathrooms	155.7 m <sup>2</sup> (1676 ft <sup>2</sup> )
<b>Rowhouse - Tanked</b>		
Unit 1 (U1)	2 Bedrooms, 1 Bathroom	112.8 m <sup>2</sup> (1214 ft <sup>2</sup> )
Unit 1-Alt (U1a)	2 Bedrooms, 1 Bathroom	112.8 m <sup>2</sup> (1214 ft <sup>2</sup> )
Unit 2 (U2)	1 Bedroom, 1 Bathroom	68.7 m <sup>2</sup> (739 ft <sup>2</sup> )
<b>Fourplex - Municipal</b>		
Unit 1 (U1)	2 Bedrooms, 1 Bathroom	59.1 m <sup>2</sup> (636 ft <sup>2</sup> )
Unit 2 (U2)	3 Bedrooms, 1.5 Bathrooms	106 m <sup>2</sup> (1141 ft <sup>2</sup> )
Unit 2-Alt (U2a)	2 Bedrooms, 1 Bathroom	106 m <sup>2</sup> (1141 ft <sup>2</sup> )
Unit 3 (U3)	2 Bedrooms, 1 Bathroom	59.1 m <sup>2</sup> (636 ft <sup>2</sup> )
Unit 4 (U4)	3 Bedrooms, 1.5 Bathrooms	110.4 m <sup>2</sup> (1188 ft <sup>2</sup> )
<b>Fourplex - Tanked</b>		
Unit 1 (U1)	3 Bedrooms, 1 Bathroom	122.6 m <sup>2</sup> (1320 ft <sup>2</sup> )
Unit 1-Alt (U1a)	2 Bedrooms, 1 Bathroom	122.6 m <sup>2</sup> (1320 ft <sup>2</sup> )
Unit 2 (U2)	2 Bedrooms, 1 Bathroom	123.1 m <sup>2</sup> (1326 ft <sup>2</sup> )
Unit 2-Alt (U2a)	2 Bedrooms, 1 Bathroom	123.1 m <sup>2</sup> (1326 ft <sup>2</sup> )
Unit 3 (U3)	1 Bedroom, 1 Bathroom	68.4 m <sup>2</sup> (736 ft <sup>2</sup> )
Unit 4 (U4)	2 Bedrooms, 1 Bathroom	68.8 m <sup>2</sup> (741 ft <sup>2</sup> )
<b>Sixplex - Municipal</b>		
Unit 1 (U1)	2 Bedrooms, 1 Bathroom	65.5 m <sup>2</sup> (705 ft <sup>2</sup> )

Unit 2 (U2)	3 Bedrooms, 1.5 Bathrooms	95.8 m <sup>2</sup> (1031 ft <sup>2</sup> )
Unit 2 -Alt (U2a)	2 Bedrooms, 1 Bathroom	95.8 m <sup>2</sup> (1031 ft <sup>2</sup> )
Unit 3 (U3)	2 Bedrooms, 1 Bathroom	63.1 m <sup>2</sup> (680 ft <sup>2</sup> )
Unit 4 (U4)	3 Bedrooms, 1.5 Bathrooms	95.9 m <sup>2</sup> (1032 ft <sup>2</sup> )
Unit 5 (U5)	2 Bedrooms, 1 Bathroom	63.1 m <sup>2</sup> (680 ft <sup>2</sup> )
Unit 6 (U6)	3 Bedrooms, 1.5 Bathrooms	95.9 m <sup>2</sup> (1032 ft <sup>2</sup> )
<b>Sixplex - Tanked</b>		
Unit 1 (U1)	3 Bedrooms, 1 Bathroom	122.6 m <sup>2</sup> (1320 ft <sup>2</sup> )
Unit 1-Alt (U1a)	2 Bedrooms, 1 Bathroom	122.6 m <sup>2</sup> (1320 ft <sup>2</sup> )
Unit 2 (U2)	2 Bedrooms, 1 Bathroom	123.2 m <sup>2</sup> (1326 ft <sup>2</sup> )
Unit 2 -Alt (U2a)	2 Bedrooms, 1 Bathroom	123.2 m <sup>2</sup> (1326 ft <sup>2</sup> )
Unit 3 (U3)	1 Bedroom, 1 Bathroom	69.7 m <sup>2</sup> (750 ft <sup>2</sup> )
Unit 4 (U4)	3 Bedrooms, 1 Bathroom	122.6 m <sup>2</sup> (1320 ft <sup>2</sup> )
Unit 5 (U5)	2 Bedrooms, 1 Bathroom	123.2 m <sup>2</sup> (1326 ft <sup>2</sup> )
Unit 6 (U6)	1 Bedroom, 1 Bathroom	69.7 m <sup>2</sup> (750 ft <sup>2</sup> )

*\*Unit areas are provided in terms of leaseable floor area. The sum of leasable unit floor areas for a building will differ slightly from the gross building area.*

# Costing Notes | Yukon, Northwest Territories, Nunavut

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1. Costs are based on **Q1-2025** data and should be adjusted to account for construction price inflation over time.
2. Costs are based on **Yellowknife, NWT** as the location basis. Construction costs vary considerably across the Yukon, Northwest Territories, and Nunavut region, and in particular more remote communities should anticipate significant cost premiums due to but not limited to the following:
  - Varying seasonal access for material and labour including winter ice roads, air, and water access.
  - Long shipping distances and high costs for air or barge.
  - Limited delivery window for materials that may not align with construction timelines, leading to additional staging and storage requirements.
  - Labour availability, necessitating the import of skilled labour and trades from elsewhere at a higher cost.
  - Short construction season which can trigger accelerated schedules and overtime wages.

**Users looking to build in remote communities should factor in additional geographic cost contingencies to account for the challenges described above. Costing may vary upwards of 1.5-2 times the base costs presented for Yellowknife. It is strongly recommended that users work with a builder familiar with the construction realities of the region to prepare project budgets.**

3. The average range of costs per unit (\$/unit) is calculated by dividing the total construction hard costs by the number of units in that building. When comparing average costs per unit across different building types, users should consider differences in unit size, unit mix, and other factors which may impact per unit costs.
4. Estimates are based on the design assumptions outlined in each Technical Design Package and detailed on the following page for each building element. Any modifications to the design or adjustments required due to site conditions, may result in changes to construction hard costs
5. The estimates reflect a single infill project condition and do not consider potential savings which may be achieved through economies of scale and increased builder familiarity with the prototypical designs.
6. Overhead and profit associated with a general contractor have been included in the cost estimates at an assumed rate of 15%. This rate may vary depending on the type of construction contract or construction management agreement in place and users should adjust accordingly.
7. Design and construction contingencies are excluded from the estimates. Users are advised to carry hard cost contingencies (5% to 10%) to mitigate potential risks related to local site conditions, municipal requirements, or owner-directed changes in procurement and building quality.
8. The estimates have targeted a mid-range level of quality and for interior finishes, cladding, and roofing materials. Changes to upgrade or downgrade finishes or mechanical systems, selecting alternative materials as part of lifecycle analysis (LCA), or to improve resilience (such as adding metal roofing) will impact costs. Users should adjust their budgets accordingly.

# List of Assumptions | Yukon, Northwest Territories, Nunavut

Estimates are based on design assumptions defined within each Technical Design Package and as stated below for key building elements. Design modifications by the user which vary from these assumptions or that become required due to site conditions will impact construction costs.

Building Element	Costing Assumptions
Foundations / Excavation	Municipal - Normal bearing capacity soil, poured concrete foundation with concrete strip footing. Tanked - Space frame style raised foundation system.
Lowest Floor Structure	Concrete slab-on-grade
Exterior Cladding Assembly	Metal siding, outboard rigid insulation per design assembly W1
Windows & Doors	Residential grade windows and doors, triple glazed.
Sloped Roof Covering	Modified bitumen membrane, roof assembly per prototypical design assembly R1.
Flat (Terrace) Roof Covering	N/A
Non-combustible construction	Non-combustible assemblies as indicated on prototypical designs
Interior partitions	Wood stud and gypsum board partitions unless otherwise noted on prototypical design
Interior Finishes, Doors, Millwork, and Fittings	Mid-range residential finish quality
Plumbing & Drainage	All necessary residential quality piping and fixtures
Electrical, Lighting, Devices	Panel boards and feeder connections, typical residential controls and light fixtures
HVAC Systems	Per base option indicated on the prototypical designs. Includes oil-fired furnace and electric domestic hot water tank.

# Inclusions and Exclusions

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## Inclusions

All direct general contractor and sub-contractor costs to construct the building, general conditions, and general requirements, including:

- Site Supervision
- Labourers
- Hoarding
- General Protection
- Tools
- Equipment
- Safety
- General construction supplies
- Progressive cleanup
- General liability insurance
- General contractor's overhead and profit fee

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## Exclusions

The following items are excluded from the cost estimates and should be considered by the user separately:

- HST
- Contractor bonding
- Cost of borrowing
- Legal fees
- Cost of land
- Contingencies (design, construction, bidding, project)
- Escalation (based on Q1-2025 data)
- Soft costs, overhead and profit for owner/developer
- Development / building permit, and other municipal permitting
- Development charges
- Demolition and site development
- Site servicing (water, sewer, electrical, natural gas)
- Hard and soft landscaping
- Alternate HVAC system options or enhanced accessible layouts shown on prototypical drawings