



## **Call for Proposals**

The Expansion of Tundra Ridge: Subdivision Design and Construction

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### **RFP Issue Date**

January 28, 2026, 12 PM local (Iqaluit) time

### **Proposals Due**

March 31, 2026, 4 PM local (Iqaluit) time

### **Proposal Call**

In accordance with Iqaluit Land Administration By-law no. 897 Section 65, the City is seeking proposals from proponents wishing to enter into a Private Land Development Agreement with the City to develop vacant *Residential Community* designated lands in Tundra Ridge.

### **City Representative**

Mathew Dodds RPP MCIP, Director of Planning and Development

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## 1 Introduction

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In accordance with Iqaluit Land Administration By-law no. 897 Section 65, the City is seeking proposals from proponents wishing to enter into a Private Land Development Agreement with the City to develop vacant *Residential Community* designated lands in Tundra Ridge. The lands in question are described as (context map is included in Section 2 for reference):

Lot 23, Block 215, Plan 4915;  
Lot 3, Block 249, Plan 4949.  
("the Properties").

The selected proponent will be responsible for subdivision planning, road development, home construction, and ensuring alignment with City and territorial regulations. This call for proposals emphasizes the importance of sustainability, affordability, and Inuit housing considerations, particularly aligning with the principles outlined in the Draft Nunavut Inuit Housing Action Plan (NIHAP).

Proposals must demonstrate thoughtful integration of snowmobile and hiking trails, open spaces and their connectivity to nearby schools, and a forward-thinking approach to future community growth. These elements will form the foundation of the final Land Disposal Agreement in accordance with Iqaluit Land Administration By-law no. 897 sections 65-67.

The successful proponent will be provided the data and results of a recent topographic survey for both lots of disposition, to accelerate the design and development phase of the subdivision.

## 2 Description and Pricing of Lands

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The expansion of Tundra Ridge involves developing two unurbanized pockets of tundra that abut existing municipal roadways. The areas are strategic for development, as they are understood to be prevailed with subsurface bedrock and require minimal regrading work for low-density development.

While the areas are geographically disconnected, the lands are being planned and disposed of concurrently for private development. The grouping of developing two distinct parcels is feasible and advantageous due to their propinquity.

A high resolution topographic survey has been completed for both areas and will be made available to all proponents via file sharing. Proponents should email the City's representative to gain access to the topographic data.

## 2.1 Area A

Area A refers to Lot 23, Block 215, Plan 4915. The area is a flat plateau of land with evidence of surficial bedrock and boulders. The surrounding urban environment consists of low-density trucked services development. A nearby commercial space currently hosts the Inuit Heritage Trust’s offices. The existing tundra is used by dog walkers, snowmobile users, and hikers. There are important opportunities for maintaining the recreational value of Area A in the proposed development, while preserving connections for snowmobile users. The General Plan designated trails are depicted in the figure below.

Area A is zoned R1A – Low Density Residential Zone (Trucked Services).

Note that the General Plan’s trails as shown below are intended to communicate broader connectivity patterns rather than the specific alignment of trails. The snowmobile trail through Area A is known to develop alongside Abe Okpik Crescent. Proponents are highly encouraged to visit the site and understand Area A’s snowmobile trail alignment *before* engaging in concept planning.



Figure 1 - Area A

## 2.2 Area B

Area B refers to Lot 3, Block 249, Plan 4949. The area is a flat plateau of land characterized by grass and tundra and can be accessed via Abe Okpik Crescent. The surrounding urban environment includes low-density trucked services development, schools, and recreation facilities. The tundra is often used by hikers, cross-country skiers, snowmobile users, and nearby schools. There are important opportunities to maintain snowmobile and ski connections to the sea, and to incorporate trails that link the schools, arenas, new green spaces, and the subdivision in question.

Area B is zoned R1A – Low Density Residential Zone (Trucked Services).

A seasonal drainage course runs N-S through the lot and will need to be accounted for in subdivision design.

A future road connection (see figure below) is to be preserved and incorporated in the proponent’s subdivision design. The future road, if/when constructed in the future, would connect Tundra Ridge directly to the area East of the Arctic Winter Games Arena to improve Iqaluit’s transportation grid.

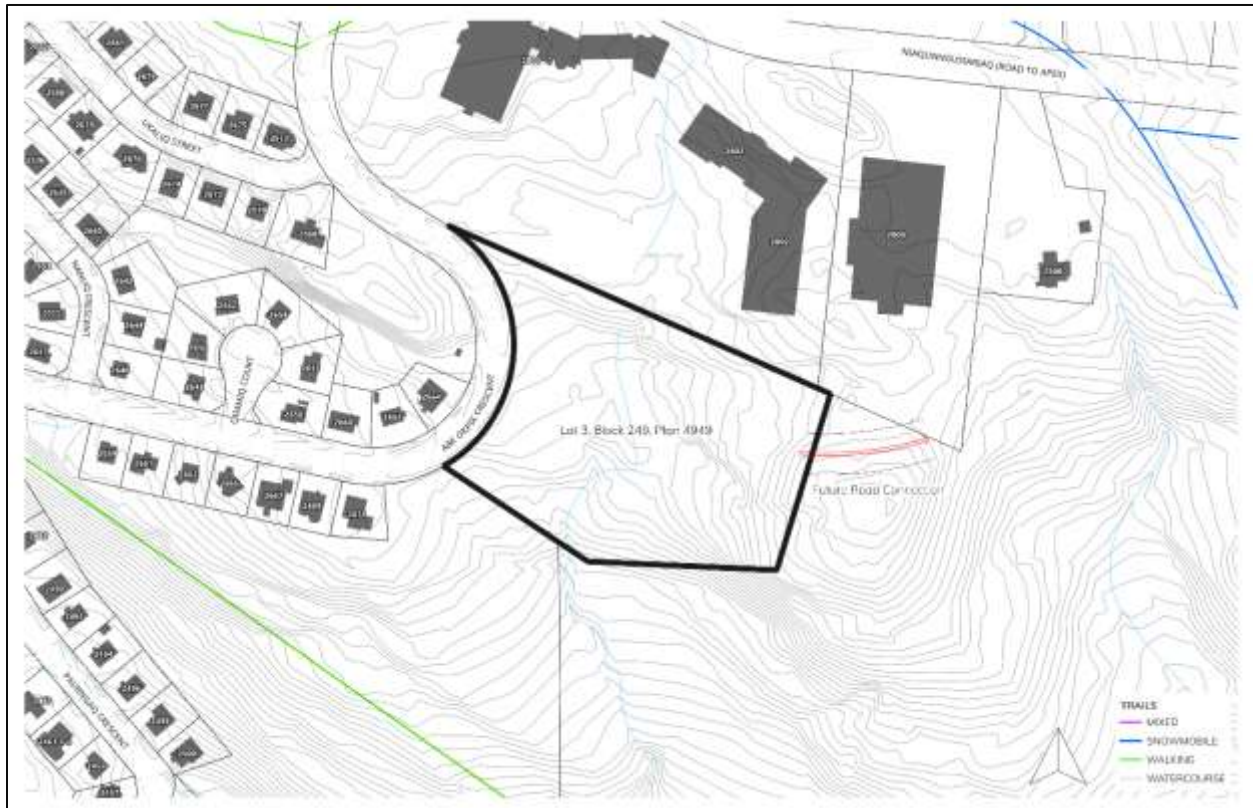


Figure 2 - Area B

### 2.3 Private Land Development Lot Acquisition Price

In private land development, any costs incurred by the City to make lands available are reflected in the initial acquisition price. However, the legal and topographic survey work of this project were funded by CMHC's Housing Accelerator Fund, therefore the total price of Area A + B is one (\$1) dollar.

## 3 Submission Requirements

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Completion of Appendix A and Appendix B are required with each submission. Proposals should, through maps, conceptual plans, visuals, or written response, address each of the following areas of evaluation:

### a) Subdivision Design

- Provide a preliminary subdivision layout showing lots, roads, open spaces, and connections to existing streets.
- Describe how land use, open space, and essential infrastructure are organized.
- Visualize how snowmobile access, pedestrian routes, and community mobility are maintained or improved, including connections to trails, schools, arenas, and nearby neighbourhoods.
- Indicate how the future road connection in Area B is preserved.

### b) Inuit Housing & Cultural Considerations

- Explain how the proposed single- and semi-detached housing reflects Inuit cultural needs.
- Describe how homes support multigenerational living (e.g., flexible layouts, intergenerational design, accessible circulation).
- Describe how homes and lots support land-based and seasonal activities (e.g., boat and skidoo parking, access to trails and the land/sea).
- Identify how daily use patterns are addressed (e.g., storage, mudrooms/transitional spaces, opportunities for neighbour and community connectivity).

### c) Construction & Implementation Timeline

- Provide a clear construction timeline from design and approvals through servicing and home construction to final buildout.
- Identify key milestones and phasing (e.g., start of subdivision works, first homes, full completion).

- Briefly describe how the proponent will manage northern construction constraints (seasonality, logistics, labour) and keep the project on schedule.

#### **d) Affordable Housing Strategy**

- Provide estimated per-unit construction and development costs.
- Indicate grants, subsidies, or cost offsets planned and whether they are secured or anticipated. Explain how these subsidies will be applied to reflect cost savings to the homeowner.
- Indicate the anticipated final sale price range for single- and semi-detached homes.
- Identify any key partnerships (e.g., Inuit organizations, housing providers, lenders) that strengthen the affordability approach.

#### **e) Home Design and Construction**

- Provide concept home types (single- and semi-detached) with basic information on size, bedrooms, and key features.
- Summarize the proposed construction approach, including any mass construction or modular methods intended to reduce costs while maintaining quality and design appeal.

#### **f) Ownership and Relevant Experience**

- Describe the proponent's ownership structure, including any parent, subsidiary, or partner entities.
- Provide letter of good standing with corporate registries and list of directors.
- Iqaluit Business License, valid in 2026.
- Indicate whether the proponent is registered as an Inuit-owned company and, if so, provide its Inuit-owned status and relevant registry details.
- Explain how the organization's activities benefit Inuit in the Iqaluit region (e.g., employment, training, procurement practices, profit-sharing, or community investments).
- Summarize relevant experience on projects of similar scale, complexity, or context.

## **4 Policy Framework**

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### **4.1 Private Land Development**

The City of Iqaluit, through its Land Administration By-law no. 897 sections 65 to 67, outlines a structured process for the disposal of vacant land to private developers via a competitive call for proposals. This approach ensures that land development aligns with the City's long-term planning objectives and supports responsible growth.

## 4.2 Land Disposal Agreement

Developers awarded land through this process are expected to manage the subdivision and eventual transfer of lots to the public, adhering to municipal regulations and standards. The City retains oversight through a comprehensive disposal agreement that will be made and negotiated between the City and winning proponent. The disposal agreement shall satisfy the terms of this proposal call and governs all aspects of the development process. This process ensures the project is consistent with local regulations and Council's vision.

A component of this process is the City's authority to impose off-site levies on private developers. These levies contribute to the capital costs associated with municipal infrastructure or land required to service the new development, ensuring that the financial burden of growth is equitably shared. Additionally, the City may require the dedication of specific lands for public use and will specify development standards that must be met. Details of levies and land dedications are to be agreed upon by both parties and outlined in the eventual disposal agreement.

The land disposal agreement serves as a binding document that protects both the City's interests and those of the community. It shall include specific procedures for registering new parcels, transferring leases, and ensuring compliance with agreed-upon development timelines. Upon execution of the agreement, developers are expected to meet these requirements in full, with the understanding that failure to do so may result in penalties, cancellation of the agreement, or reversion of the land back to the City.

## 4.3 Land Disposal Conditions

The sample Land Disposal Agreement in Appendix "C" sets out unique conditions for the expansion of Tundra Ridge, including but not limited to the following:

- a) Inuit Home Ownership requirements, see sections 7.2 to 7.3.
- b) The Developer's right to reserve a maximum of 5% of new lots, see section 8.
- c) Equitable distribution of government funding, see section 9.

## 5 Procedures and Timeline

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1. Proposals shall be submitted at the City of Iqaluit via email ([planning@iqaluit.ca](mailto:planning@iqaluit.ca)): by, March 31, 2026 at 4 PM local (Iqaluit) time. No late proposals will be accepted. A hard copy may be delivered to the City of Iqaluit at 1549 Sivumugiaq St.  
Attention: Deborah Nakawungu, Lands Administrator.
2. All inquiries concerning this competition are to be directed by email only to [planning@iqaluit.ca](mailto:planning@iqaluit.ca). Clarifications will be issued via written addenda and will be posted on the City of Iqaluit website. Verbal explanations or instructions will not be binding. The deadline for submitting inquiries will be March 24 2026, at 4 pm local (Iqaluit) time.
3. The City will review each proposal against the Proposal Call Evaluation Criteria in Section 7, and each proposal will be given a point score. The maximum score is 100 points.

4. The City may, in its absolute discretion, accept an incomplete Proposal, but the Proposal shall be scored based only on the information provided.

The general timeline for proposals, award, and subsequent agreements is outlined in the table below:

*Table 1 - Milestones*

<b>Milestone</b>	<b>Date</b>
RFP Issue Date	January 28, 2026 - 12:00 PM
Last Day for Questions	7 days prior to due date – 4:00 PM
Proposals Due	March 31, 2026 - 4:00 PM
Notice of Award	Up to 4 weeks following due date

## 6 Screening Criteria

Proposals that do not pass the pass/fail criteria below will be automatically rejected.

Table 2 - Screening Criteria

Pass/Fail Criterion	Requirement	Purpose
<b>Single- and Semi-Detached Dwellings Only</b>	Proposals must limit their housing typology to a blend of single- and semi-detached dwellings. Proposals with any row dwellings, apartments, duplex, triplex, and fourplex forms will be rejected. A semi-detached dwelling is a single structure containing two side-by-side, ground-oriented dwelling units. A duplex, which will not be accepted for this development, is a single structure containing two stacked dwelling units.	This pass/fail criterion reflects NTI's vision for culturally appropriate housing as shown on Page 23 of NIHAP. Because of their ground-orientation, single- and semi-detached dwellings are positioned to accommodate Inuit lifestyles and allow for homeownership.
<b>Cultural Appropriate Housing</b>	Proposals must demonstrate that the housing and lot configurations allow for Inuit lifestyles. That includes designing lots and homes that support outdoor activity storage, boat storage, land access, and multigenerational living.	Inuit lifestyles must be considered as a key design factor. If a lot or home is designed without these principles in mind, it cannot be fixed later on.
<b>One Secondary Suite Maximum</b>	Proposals will be rejected if any proposed lots or structures exceed the limit of one secondary suite. Semi-detached structures spanning over two lots shall be limited to a single secondary suite within the drip line of the structure.	This pass/fail criterion aims to reduce the density of the overall subdivision area while still allowing for secondary suites.
<b>Compliance with General Plan and Zoning By-law</b>	Proposals that do not comply with Iqaluit's General Plan By-law no. 898 and Zoning By-law no. 899 will be rejected (see <a href="http://plan.iqaluit.ca/resources">plan.iqaluit.ca/resources</a> for the latest consolidated versions and maps). In the General Plan, proponents must refer to the Trucked Services policies, Residential Community designation policies, and Lot Development Standards. In the Zoning By-law, proponents must refer to the General Provisions and the R1A – Low Density Residential provisions.	It is the Developer's responsibility to understand the requirements and policies and stay within them.
<b>Continued Trail Connectivity</b>	Proposals must mitigate their impact on designated walking and snowmobile trails. If a portion of a designated trail would be blocked by the proposed subdivision design without a clear and safe alternative route identified, the proposal will be rejected.	Trails and access to the land are fundamental design criteria in any subdivision.
<b>Preservation of Future Road Connection (Area B)</b>	Proposals must preserve the planned future road connection within Area B. Subdivision layouts that preclude, obstruct, or materially constrain the ability to construct this future road connection will be rejected.	Preserving the future road connection in Area B is necessary to maintain long-term network connectivity and support future phased development.

## 7 Evaluation Criteria

Proposals will be evaluated by a three-person evaluation committee, using the evaluation criteria below.

#	Criterion	Weight (%)
1	Inuit-Centric and Culturally Appropriate Housing	10%
2	Inuit Ownership of Proponent	20%
3	Affordable Housing	25%
4	Sustainability	7.5%
5	Trails and Open Space	7.5%
6	Homes	5%
7	Execution	10%
8	Experience	15%
<b>Total</b>		<b>100%</b>

<b>1</b>	<b>Inuit-Centric and Culturally Appropriate Housing</b>	10%
	Proposed housing typology aligns with Nunavut Inuit Housing Action Plan.	
<p><b>Description</b> NIHAP-aligned housing is expected to reflect multigenerational living arrangements, support land-based and seasonal activities (hunting, harvesting, boating, snowmobiling), and respond to daily use patterns through generous storage, transitional spaces, and strong community and trail connectivity.</p> <p><b>How to Score Higher</b> Higher scores will be awarded to proposals that demonstrate concrete design responses such as intergenerational layouts (for example, lock-off suites, minimal interior level changes, accessible stairs), dedicated boat and snowmobile parking, adequate mudrooms, ample heated and unheated storage for gear and harvested food, layouts that support multigenerational living, direct access to land, and lot configurations that comfortably support outdoor mobility.</p>		

<b>2</b>	<b>Inuit Ownership of Proponent</b>	20%
	The extent to which the Proponent is owned by Inuit or a body corporate that benefits Inuit generally (as opposed to private benefit)	
<p><b>Description</b>                  Proponents must state whether they have Inuit-owned status in the Nunavummi Nangminiaqtunik Ikajuuti registry and, if so, identify the Inuit owners and beneficiaries of the Proponent.</p> <p><b>How to Score Higher</b>                  Higher scores will be awarded if the Proponent is an Inuit-owned corporation and can demonstrate that the benefits of the Proponent’s activities are widely distributed among Inuit, including through ownership stake, employment, and profit distribution.</p>		

<b>3</b>	<b>Affordable Housing</b>	25%
	Strategy to reduce the purchasing price for the homeowner	
<p><b>Description</b>                  Proponents must present a clear affordability strategy that sets out estimated per-unit construction and development costs, explains assumptions regarding grants, subsidies, or cost offsets (distinguishing between secured and anticipated), and identifies the anticipated final sale price range to end purchasers. The strategy must show how, after subsidies and grants, the maximum cost to homeowners not exceeding \$650 dollars per square foot is achieved and sustained over time, and how this pricing aligns with local income realities and Inuit homeownership goals. A householding earning \$190,000 dollars/year should be able to carry a mortgage for their new home in the Tundra Ridge expansion at current Canadian interest rates, without exceeding reasonable shelter-cost ratios.</p> <p><b>How to Score Higher</b>                  Proponents will score higher if they provide transparent per-unit cost breakdowns (hard construction, soft costs, and per-lot share of subdivision or servicing), clearly distinguish secured versus anticipated grants or subsidies and show how these reduce purchaser prices, and present a defensible projected sale price range for single- and semi-detached units that materially undercuts current Iqaluit market prices while staying below the \$650 dollars per square foot threshold. Higher marks will also be given where pricing is explicitly tied to typical local household incomes and Inuit homeownership outcomes, demonstrating long-term affordability rather than one-time discounting.</p>		

<b>4</b>	<b>Sustainability</b>	7.5%
	Climate-Resilient Design and Sustainability	
<p><b>Description</b> Proposals must align with the City’s General Plan and demonstrate sustainability and climate resilience through site planning, building design, and construction methods suited to arctic conditions and trucked services.</p> <p><b>How to Score Higher</b> Higher scores will go to proponents who show integrated strategies for energy efficiency, durable building envelopes, permafrost- and bedrock-sensitive foundations, reduced operating costs for owners, and low-impact subdivision design that supports long-term environmental performance.</p>		

<b>5</b>	<b>Trails and Open Space</b>	7.5%
	Integration of Open Spaces and Snowmobile Access	
<p><b>Description</b> Proposals must integrate open spaces, parks, and snowmobile routes in a way that maintains and enhances connectivity to existing trails, schools, arenas, and access to the sea and land-based areas.</p> <p><b>How to Score Higher</b> Proponents will score higher if they provide a legible open-space and trail network that preserves and improves snowmobile and pedestrian connections, offers direct access to land and sea, accommodates boat and skidoo parking near lots or shared spaces, and embeds these elements as core structuring features of the subdivision rather than leftover areas.</p>		

<b>6</b>	<b>Homes</b>	5%
	Home Design and Mass Construction	
<p><b>Description</b> This criterion evaluates the ability to deliver compelling, durable homes using mass construction approaches that lower costs while respecting Inuit lifestyles, including storage, transitional spaces, and outdoor-oriented living patterns.</p> <p><b>How to Score Higher</b> Proposals that score higher will show how standardized or modular building systems reduce per-unit costs without sacrificing aesthetics or cultural fit.</p>		

<b>7</b>	<b>Execution</b>	10%
	Construction Plan and Timeline	
<p><b>Description</b> A detailed construction plan and schedule is required, outlining sequencing of subdivision works and building construction, key milestones, and strategies to stay on schedule in northern conditions.</p> <p><b>How to Score Higher</b> Proposals will score higher if they provide a realistic, phaseable timeline with defined milestones, identify risks such as logistics, labour, and seasonality and mitigation measures, and demonstrate prior experience delivering large-scale or mass-housing projects in remote or arctic contexts.</p>		

<b>8</b>	<b>Experience</b>	15%
	Experience of Proponent with Similar Projects	
<p><b>Description</b> Proponents should describe projects they have completed that are comparable in scale, complexity, climate, servicing context, and community objectives.</p> <p><b>How to Score Higher</b> Proposals that demonstrate successful delivery of large projects, especially residential subdivisions or housing developments in northern or similarly constrained environments, with documented outcomes on cost, schedule, and community benefit, will receive higher scores.</p>		

## 8 Terms and Conditions

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- 1) Within twenty (20) working days following notification of a successful proposal, proponents are required to pay by cash, major credit card, certified cheque, or a money order, a non-refundable deposit equaling the indicated Lot Price. If the deposit and payment is not received in the specified time frame, the City may accept another proposal or cancel the Proposal Call entirely without any liability to the successful proponent.
- 2) The successful proponent is required to enter into a Disposal Agreement with the City for the “Private Sector Development of Land” to which this proposal applies. The initial lease shall be substantially in the form of a “Head Lease”.
- 3) It is the responsibility of the successful proponent to understand the zoning regulations applicable to the land and the supply of trucked services. The City accepts no responsibility for soil and environmental conditions, bedrock location, or the adequacy of municipal servicing. At the time of Disposal Agreement, the proponent will be required to demonstrate proposed servicing demand and confirm adequacy of servicing infrastructure to meet projected demand.
- 4) It will be a condition of the agreement that the proponent construct the proposed road facilities and proposed improvements on each subdivided Property. Failure to construct as proposed may result in termination of the agreement and legal action.
- 5) The City shall not be obligated to accept any of the proposals submitted and may choose to cancel the Proposal Call at any time.
- 6) Proposals shall be open for acceptance by the City until ninety (90) working days following the submission deadline.
- 7) The City of Iqaluit may announce the successful proponent within ninety (90) working days following the submission deadline (local time) by email to the successful proponents and an announcement at City Hall. If the announcement of the successful proponent needs to be delayed, every applicant shall be notified of the date, time and location of the announcement.
- 8) It will be the responsibility of the successful bidder to acquire all permits prior to commencing any construction. Nothing herein waives or reduces the obligations of the successful proponent to comply with all applicable laws and bylaws in development the Property.
- 9) Construction is subject to the National Building Code, National Plumbing Code, Electrical Code, National Fire Codes, and all applicable by-laws of the City of Iqaluit.
- 10) The City cannot guarantee that awarding a contract to the proponent for the proposed use is a confirmation of trucked servicing capacity for the proposed development.
- 11) Proponents and their agents will not contact any member of the City Council, City Staff or City Consultants with respect to this Call for Proposals, other than the City Representative named in this Request for Proposal, at any time prior to the award of a contract or the cancellation of this Request for Proposal.
- 12) Notwithstanding the preparation of and submission of a Proposal by a Proponent, the City of Iqaluit reserves the right not to lease the Property even if all the criteria in this Proposal Call are met. The Proponent waives all and any claims against the City of Iqaluit relating to and/or arising from this Call for Proposal in the event the City of Iqaluit decides not to enter into an equity lease with the Proponent.



## Appendix 'A'

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### Proposal Bid Form

**I have read and fully understand the** Proposal Call. Without limitation, I acknowledge that if I am the successful proponent:

- a) I will be obligated to enter into a Land Disposal Agreement, a sample of which is in Appendix 'C';
- b) I am accepting the Property in its current condition; and
- c) In the completion of the proposed project and eventual disposal of lots to its intended end users, am subject to the City's disposal methods, pricing methods, and Private Land Development framework as outlined in By-law no. 897.

On that basis, I submit the following proposal:

- 1. **Price** to be paid for head lease for the properties (expressed in Canadian dollars without GST) \$1.
- 2. General Description of Proposed Project:

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This Bid form must be accompanied by a completed Land Application form and a cheque or money order for \$700 (no GST), payable to the City of Iqaluit for a non-refundable Proposal Submission fee.

\_\_\_\_\_  
Company or Organization Name

\_\_\_\_\_  
Print Name (Authorized Signatory)

\_\_\_\_\_  
Signature

## Appendix 'B'

### Land Application Form

Part 1 - Applicant Information (Required for All Forms of Applications)					
First Applicant			Second Applicant (if any):		
Type of Applicant:	<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Non-market Housing Provider <input type="checkbox"/> Government or Housing Corporation  (Corporations must complete Part 11 as well)		Type of Applicant:	<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Non-market Housing Provider <input type="checkbox"/> Government or Housing Corporation  (Corporations must complete Part 9 as well)	
Legal Name:			Legal Name:		
Mailing Address			Mailing Address		
	Daytime	Cell		Daytime	Cell
Phone			Phone		
Email			Email		
Name of Contact for Corporation:			Name of Contact for Corporation:		

Part 2 - Your Request:		
What are you applying for? (check one only)	Registration for Ballot Draw	Complete Parts 1 and Part 3
	Land Use Permit	Complete Parts 1 and Part 4
	Quarry Permit	Complete Parts 1 and Part 5
	Easement/Encroachment onto City Lands	Complete Parts 1 and Part 6
	Registration for Tender, Auction or Request for Proposal Bid	Complete Parts 1 and Part 7
	Lease of a Specific Parcel of Land? (if permitted by the Land Administration Bylaw)	Complete Parts 1 and Part 8

	Conversion or Renewal of Existing Lease	Complete Parts 1 and Part 9
	Extension of Lease Construction Timelines	Complete Parts 1 and Part 10

**Part 3 - Ballot Draw Request (Complete if you are registering for a ballot draw)**

Date of Ballot Draw			
<b>Applicant 1 information</b>		<b>Applicant 2 (if applicable) information</b>	
Have you lived in Iqaluit for the last two years or more?		Have you lived in Iqaluit for the last two years or more?	
Are you on the Nunavut Inuit Enrolment List?		Are you on the Nunavut Inuit Enrolment List?	
Are you the spouse of Applicant 2?		Are you the spouse of Applicant 1?	

**Part 4 – Land Use Permit Request (Complete if you are applying for a Land Use Permit)**

Describe Land you want to use (use legal description, street address or some other description sufficient to identify the land)	
Describe how you want to use the lands	
How long do you want to use the Land?	

**Part 5 – Quarry Permit Request (Complete if you are applying for a Quarry Permit)**

Describe Land you want to use (use legal description, street address or some other description sufficient to identify the land)	
Describe how you want to use the lands	
How long do you want to use the Land?	

<b>Part 6 – Application for Easement or Encroachment on City Lands (Complete only if you are applying for an Easement or Encroachment Agreement)</b>	
Describe your property (use legal description, street address or some other description sufficient to identify the land)	
Describe the City’s property you need to encroach upon or want an easement on (use legal description, street address or some other description sufficient to identify the land)	
Describe why you need the encroachment or easement	

<b>Part 7 - Tender, Auction or Request for Proposal Registration (complete only if you are applying to bid on a tender, auction or request for proposals)</b>	
Tender, Auction or Request for proposals Applied for:	

<b>Part 8 - Lease of Specific Parcel of Land (Complete this part if you are applying to lease a specific parcel that is not part of a ballot draw, auction, tender or proposal call)</b>	
Parcel you are applying for? (use legal description, street address or some other description sufficient to identify the land)	
Do you own or lease land next to this parcel? (If yes, describe your property by legal description, address, lease number or other description)	
How will you use the land?	
If there is more than one applicant, how will you hold title?	<input type="checkbox"/> Not Applicable (only one applicant) <input type="checkbox"/> As Joint Tenants <input type="checkbox"/> As equal Tenants in Common <input type="checkbox"/> As unequal Tenants in Common
Proposed Term of Lease (if less than standard 99 years)	

<b>Part 9 – Renewal or Conversion of Existing Lease (Complete only if you are applying to renew or convert a lease you already have)</b>	
What is your current Lease number?	
What type of lease do you need? (Normally only equity leases will be granted)	<input type="checkbox"/> Renewal of Standard Lease <input type="checkbox"/> Renewal of Equity Lease <input type="checkbox"/> Conversion of Standard Lease to Equity Lease
If there is more than one applicant, how will you hold title?	<input type="checkbox"/> Not Applicable (only one applicant) <input type="checkbox"/> As Joint Tenants <input type="checkbox"/> As equal Tenants in Common <input type="checkbox"/> As unequal Tenants in Common
Proposed Term of Lease (if less than standard 99 years)	
<b>Part 10 – Extension of Lease Construction Timelines (Complete if you are applying for Extension of Lease Construction Timelines)</b>	
Describe the land for which you are requesting an extension of the lease construction timelines (use legal description, street address or some other description sufficient to identify the land)	
How long of an extension are you requesting?	

<b>Part 11 – To be completed by all Corporations (other than Housing Corporation of Federal or Territorial Crown Corporations)</b>	
In what jurisdiction are you incorporated?	
Provide the Addresses of any other property you own or lease in Iqaluit	
List any affiliated corporations that own or lease land in Iqaluit or otherwise may owe money to the City of Iqaluit. If there are none, please indicate this.	



I/We attach the required fee of \$\_\_\_\_\_.

I/We certify the information in this application form is true as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Applicant  
(or authorized representative of Applicant 1)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Applicant  
(or authorized representative of Applicant 2)

## Appendix 'C' – Land Disposal Agreement

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## **LAND DISPOSAL AGREEMENT**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**BETWEEN**

**The Developer**

hereinafter referred to as "The Developer"

OF THE FIRST PART

- and -

**THE MUNICIPAL CORPORATION OF THE CITY OF IQALUIT**

hereinafter called the "City"

OF THE SECOND PART

**WHEREAS** the City of Iqaluit is experiencing a housing shortage and requires significant new residential development to meet the growing demand;

**AND WHEREAS** the provisions in Section I of the *Land Administration By-law* allow the City to enter a "land disposal agreement" with a private developer for the private development of Municipal Lands in compliance with Sections 65 to 67 of the Land Administration By-Law;

**THEREFORE, The Developer and the City mutually agree to enter into this Agreement as follows:**

**1. SCHEDULES**

1.1 The following schedules are attached hereto and form part of this Agreement as:

Schedule "A" –Municipal Lands

**2. REGISTRATION OF THIS AGREEMENT**

2.1 The City shall cause this Agreement to be registered against the Certificate(s) of Title to the Municipal Lands as soon as possible following: a) execution of this Agreement by the parties hereto; b) creation of new legal description(s) on registration of any new Plan of Survey, as applicable; and c) upon execution and registration of the Lease Agreement described herein.

**3. LEASE AGREEMENT**

3.1 The City, being the registered owner of an estate in fee simple subject to the encumbrances and interests provided by law of the Municipal Lands, agrees to lease to The Developer the Municipal Lands in conformity with the terms of this Agreement.

3.2 The Developer and the City agree that the lease for the Municipal Lands (the "Lease Agreement") to be entered into pursuant to this Agreement shall be an "Equity Lease," within the meaning of applicable by-laws of the City, and shall be in the form attached hereto as Schedule "D" – Pre-

subdivision (Head) Lease Template. The Developer and the City agree that nothing in this Agreement or its Schedules shall relieve the parties from complying with the terms and conditions of the Lease Agreement.

#### **4. CONSIDERATION AND TERMS OF THE EQUITY LEASE AGREEMENT**

- 4.1 The consideration for the Lease Agreement shall be an “equity cost” of One Dollar (\$), plus applicable Goods and Services Tax, based on the City’s costs identified in Schedule “C” as having “No Recovery Mechanism” and that are not recoverable by application fees or other sources of funding approved by City Council.
- 4.2 Schedule “C” also identifies costs that the City is not including in the “equity cost” of the Lease Agreement consideration due to funding from other sources to pay such costs. If any City costs, and however recovered by the City, include the commissioning of plans and studies, including environmental or engineering studies relating to the development of the Municipal Lands, the City will ensure The Developer will enjoy a non-exclusive license at no cost to use all such plans, studies and information as reasonably required to develop the Municipal Lands, but for no other purpose.
- 4.3 The “equity cost” consideration for the Lease Agreement shall be paid in full at the time of the Lease Agreement execution by The Developer.
- 4.4 The term of the Lease Agreement shall be ninety-nine (99) years.

#### **5. LAND DEVELOPMENT APPROVALS PROCESS**

- 5.1 The Developer acknowledges and agrees to the Land Development Approvals Process outlined in Schedule “B”.
- 5.2 The Developer will collaborate with the City throughout the Land Development Approvals Process and will fulfill its roles and responsibilities, as established in Schedule “B”.

#### **6. CREATING NEW LOTS**

- 6.1 The design and layout of new lots shall be in accordance with the requirements and recommendations of the:
  - a) Land Development Guidelines outlined in Section 8.6 of the *General Plan*;
  - b) Final Integrated Land Use, Servicing & Transportation Study; and
  - c) Final Detailed Engineering Design Report.
- 6.2 The Developer shall create new lots by way of a Plan of Survey registered under the *Land Titles Act* and in compliance with Section 8.5 of the *General Plan*.
- 6.3 The Developer shall seek approval for the Plan of Survey to create new lots by submitting to the City:
  - a) a Survey Application for the creation of lots, roads, and easements; and
  - b) a Zoning By-law Amendment Application for the assignment of zones that are appropriate for the proposed uses.
- 6.4 A Land Development Agreement shall be negotiated and executed by the City and The Developer as part of the Plan of Survey approval process to create new lots. The Land Development Agreement shall establish, amongst other things, the scope of on-site and off-site construction works, the standards to which the works are to be constructed, the terms of acceptance by the City of on and off-site works, timelines, insurance requirements, and financial requirements.

## 7. SELLING/TRANSFERRING NEW LOTS

7.1 Upon approval and registration of the Plan of Survey to create new lots, the City shall accept a surrender of the Lease Agreement and shall enter into new equity leases that acknowledge pre-payment with The Developer for each new lot created, except those lots identified for municipal purposes, and the new Plan of Survey, the Surrender of the Lease Agreement, and all new pre-paid equity leases shall be delivered in one submission by The Developer to the Nunavut Land Titles Office for sequential registration. The “equity lease” provisions in Section 68 of the *Land Administration By-law* shall apply, except that pre-payment of all new equity leases that replace the Lease Agreement shall be acknowledged by the City in each new equity lease issued to The Developer.

7.2 Excluding lots reserved to The Developer as described in Section 8 below, The Developer shall sell and transfer lots to eligible applicants in accordance with the City’s land disposal methods described in Sections 12 – 18 of the *Land Administration By-law*. To achieve Council’s goal of encouraging home ownership for Inuit, individual land leases to be issued for this subdivision shall be disposed of by way of call for proposals—in alignment with section 12 of the Land Administration By-law. The developer shall be responsible for administering the call for proposals.

7.3 The specific terms of the proposal call shall be agreed upon by the City and the developer. Without limiting the foregoing, the criteria for evaluating proposals shall:

7.3.1 Prioritize the sale of homes so that:

Firstly, at least 50% of the available homes shall be sold to Inuit individuals who will occupy the property as the personal residence of at least one of the purchasers (an “Inuit Owner-occupied Purchaser”), provided that if the number of homes reserved for Inuit Owner-occupied Purchasers exceeds the number of proponents who qualify as Inuit Owner-occupied Purchasers, then the remainder of reserved homes may be sold to Non-Inuit Owner-occupied Purchasers;

Secondly, not less than 75% of the homes (including any homes sold to eligible Inuit Owner-occupied Purchasers) shall be sold to individuals who will occupy the property as the residence of at least one of the purchasers (a “Non-Inuit Owner-occupied Purchaser”) provided that if the number of parcels reserved for Inuit Owner-occupied Purchasers and Non-Inuit Owner-occupied Purchasers exceeds the number of proponents who qualify as either Inuit Owner-occupied Purchasers or Non-Inuit Owner-occupied Purchasers, then the remainder of the reserved homes may be sold to purchasers who do not qualify as either Inuit Owner-occupied Purchasers or Non-Inuit Owner-occupied Purchasers.

7.3.2 Stipulate that leases issued or assigned to purchasers given priority as an Inuit Owner-occupied Purchaser or a Non-Inuit Owner-occupied Purchaser shall contain clauses:

Prohibiting assignment of the lease to a person who will not occupy the property, other than to a mortgage lender or mortgage default insurer as part of mortgage enforcement proceedings;

Requiring proof of the assignees’ intent to occupy the home as the residence of at least one of the assignees;

Requiring the lessees to provide proof as and when requested that the home continues to be owner-occupied during the term of the lease;

Limiting owner-occupancy requirements to the first twenty years of the lease term.

- 7.3.3 Stipulate that all land leases issued or assigned to Inuit Owner-occupied Purchasers shall, in addition to the clauses above, contain a clause requiring at least one of any future assignees to qualify as Inuit under the Nunavut Land Claim Agreement.
- 7.4 The Developer shall sell lots to successful applicants by transferring the pre-paid equity leases of the new lots in accordance with the terms of this Agreement, including Sections 7.2 and 7.3. To obtain the City's consent to transfer of equity leases by The Developer, The Developer must demonstrate that it has adhered to the requirements of Sections 7.2 and 7.3, above. The City agrees that the pre-paid equity leases for new lots offered in accordance with the provisions of Section 7 will permit the transfer of unimproved lands and that any lot improvement/construction obligations will only apply to a subsequent lessee.
- 7.5 Final decisions on the selection of eligible transferees in accordance with selection methods approved by the City pursuant to Section 7.2 shall be in The Developer's discretion subject to compliance with this Agreement.

## **8. THE DEVELOPER'S RIGHT TO RESERVE NEW LOTS**

- 8.1 Notwithstanding Section 7 above, The Developer shall have the right to reserve a 5% allocation of developable lots resulting from subdivision.
- 8.2 The Developer must develop lots retained within forty-eight (48) months from the date of registration of the legal survey **OR** substantial completion of the integral, abutting, and appurtenant public facilities including but not limited to road and frontage works, power, water service, sanitary sewer service, and drainage infrastructure. The latest completion of the two shall be used to commence the forty-eight (48) month period. Extensions to this timeline may be granted by the City, using section 46 of the *Land Administration By-law* as a guiding framework.
- 8.3 Should The Developer decide at any time that it does not wish to develop any lots reserved specifically for its own use or development, or cannot construct the improvements on such lots for such The Developer reserved lots, then such lots shall be released by The Developer from the foregoing reserve requirements and the lots shall be sold/transferred in accordance with the provisions of Section 7 of this Agreement.
- 8.4 With respect to any of the The Developer reserved lots, final decisions shall be made by The Developer, in its sole discretion, on whether to sell/transfer a vacant lot, develop a lot for The Developer's own use, or to develop a lot itself to sell/transfer to buyers, or to release reserved lots to eligible applicants pursuant to Section 7 above.

## **9. PRICING NEW LOTS**

- 9.1 The Developer shall establish the prices for sale and transfer of the new lots to successful applicants under Section 7 prior to lots being advertised with pricing based on market value. The market values of advertised lots shall be determined by The Developer acting reasonably.
- 9.2 Despite Section 9.1, The Developer may price some or all lots intended for sale and transfer below market value at their sole discretion.

9.3 Despite Section 9.2, for any lot pricing discount deriving from Municipal, Territorial or Federal funding, the portion of discount made expendable from such funding must be distributed proportionally among those lots affected, unless the terms of an associated Contribution Agreement would prevent The Developer from doing so.

9.4 The Developer shall determine the prices for lots reserved to it pursuant to Section 8 above in its sole discretion based on its own requirements, including, without limitation, project financing requirements or to comply with any third-party funding agreements.

## **10. ESTABLISHING OFF-SITE LEVIES**

10.1 The Developer shall identify the capital cost (estimated or actual) of off-site works required to support the development, as described in Sections 56 of the *Land Administration By-law*.

10.2 In accordance with Sections 57 – 59 of the *Land Administration By-law*, The Developer shall propose to the City a methodology for assigning off-site levies on a per lot basis. Proposed levies per lot shall be considered and approved by the City prior to the lots being advertised. The City agrees to finalize the approved off-site levies pursuant to the *Land Administration By-law*. The Developer shall clearly identify in its advertising that the off-site levy applicable to a lot is a municipal cost to be paid by the successful applicant above the lot transfer price paid to The Developer and separate from any other fees or charges.

10.3 In the methodology described in Section 10.2 above, The Developer shall identify who paid (or will pay) the capital cost (the City or The Developer) and accordingly, whether the City will retain the levy to recover its capital costs, or whether the City will receive and pay the amount of the levy to The Developer as reimbursement for capital costs paid on the City's behalf. Off-site levies collected for recovery of capital costs determined by the City following consideration and approval of the proposed levies per lot will be collected by the City and placed in a separate account to be used for the purpose for which the levy was intended, in accordance with Section 61 of the *Land Administration By-law*.

10.4 Notwithstanding the foregoing provisions of Section 10, off-site levies shall not be collected for the capital costs of new or expanded water or sewage infrastructure currently identified in the *Water and Sewer Development Charges By-law*.

## **11. SURRENDER AND DEDICATION OF PUBLIC LANDS**

11.1 Municipal Lands not intended for lease and to be used for public roadways, utilities and utility locations, drainage systems, recreation areas or other areas of the Municipal Lands not suitable for building sites or private uses (the "Public Lands") shall be identified in the Plan of Survey to subdivide the Municipal Lands, or sketch plans, or engineering design studies or other site documents relating to the development of the Municipal Lands, as applicable. On the date of registration of the Plan of Survey to create the new lots, The Developer shall register a Surrender of the Lease Agreement described in Section 3 and register new equity leases for the new lots from the City, but without compensation for the Surrender of any of the Public Lands. The City agrees that Public Lands shall be dedicated for public use if required by, and in accordance with, the *Cities, Towns and Villages Act* or any other Act or City by-law.

## **12. TIMELINES FOR NEW LOT DEVELOPMENT & DISPOSAL**

12.1 The The Developer and the City agree to collaborate to meet the target timelines established in Schedule B for new lot development and disposal.

## **13. CLAUSE HEADINGS**

13.1 All paragraph headings are for ease of reference only and shall not affect the construction or interpretation of this Agreement.

#### **14. BINDING OF SUCCESSORS**

15.1 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors, administrators, licensees and assigns, and all requirements herein contained, assumed by, or imposed upon the The Developer are deemed to be covenants which run with and bind the Site and every part thereof.

#### **15. NOTICES**

15.1 Any notice required to be given herein shall be in writing and shall be delivered personally or by prepaid registered mail. Any notice to the City shall be addressed:

Office of the Development Officer  
City of Iqaluit  
100-1085 Mivvik St  
Iqaluit, NU X0A 3H0

Any notice to The Developer shall be addressed to:

The Developer ADDRESS

Any notice sent by prepaid registered mail shall be deemed to be received five (5) business days after the date on which it was mailed.

#### **16. APPLICABLE LAW**

16.1 This Agreement shall be interpreted under and governed by the laws of Nunavut.

#### **17. DISPUTE RESOLUTION**

17.1 Any dispute arising between the parties regarding any matter with respect to this Agreement shall be submitted to binding arbitration. Unless otherwise agreed by the parties, such arbitration shall be carried out pursuant to the *Arbitration Act* of Nunavut. The arbitration shall, if possible and unless otherwise agreed by the parties, be held in Nunavut and the following provisions shall govern any arbitration thereunder:

- a) The reference to arbitration shall be to one arbitrator and appointment shall be by unanimous agreement by the City and The Developer;
- b) If the City and The Developer are unable to agree on an arbitrator, the *Arbitration Act* shall apply as to the provisions for appointing a single arbitrator unless the parties otherwise agree; and
- c) There shall not be an appeal from the award of the arbitrator in accordance with the provisions of the *Arbitration Act* and the decision shall be final and binding upon the parties and shall not be the subject of appeal or review by way of judicial review except in the case of an alleged error of law or jurisdiction.

17.2 The arbitration award shall be final and binding on the parties to the arbitration and may be enforced in any court having jurisdiction over the party against which enforcement is sought.

#### **18. WAIVER**

18.1 The failure of either Party to require performance by the other Party of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by a Party of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time. The parties shall each specifically retain their respective rights at law to enforce this Agreement.

**19. SEVERABILITY**

19.1 The parties agree that all covenants and conditions contained in this Agreement shall be severable, and that should any covenant or condition be declared invalid or unenforceable by a court of competent jurisdiction, the remaining covenants and conditions and the remainder of the Agreement shall remain valid and shall not terminate thereby.