



ENVIRONMENTAL IMPACT REVIEW BOARD

March 8, 2012

Mr. David Stewart
President
NWT Housing Corporation
Executive Operations
Government of the Northwest Territories
P.O. Box 2100
Yellowknife, NWT X1A 2P6
Building L-6

Dear Mr. Stewart,

Re: Information Requests issued related to the Proposed Inuvik to Tuktoyaktuk Highway Project

Please find attached Information Requests (IRs) that have been directed to the NWT Housing Corporation from the Environmental Impact Review Board seeking information related to the proposed Inuvik to Tuktoyaktuk Highway project. These IRs have been generated as part of the environmental impact review of the proposed development being undertaken by the Environmental Impact Review Board (EIRB) to fulfill the requirements of the Inuvialuit Final Agreement and the *Canadian Environmental Assessment Act*.

Please complete a separate response to each IR, and clearly reference the IR number, topic and the Party that generated the IR (i.e., the source). Please complete your responses and submit them to the EIRB by March 30, 2012.

Please contact me if you have any questions or concerns regarding this letter.

Sincerely,

Eli Nasogaluak
EIR Coordinator
Environmental Impact Review Board
Phone: (867) 777-2828 Fax: (867) 777-2610
eirb@jointsec.nt.ca



INFORMATION REQUESTS

(Round 2)

DATE OF RELEASE: March 8, 2012

DISTRIBUTION: Housing Corporation, GNWT and the Electronic On-line Registry (EOR).

PURPOSE: Information Requests (IRs) issued by the EIRB to the Housing Corporation (HC), GNWT related to the Review of the proposed Inuvik to Tuktoyaktuk Highway Project.

**DEADLINE FOR SUBMISSION
OF RESPONSES:** March 30, 2012

Information Request (IR) Numbers: 83

IR Number: *Number is assigned by EIRB*

Source: EIRB

To: GNWT Bureau of Statistics
Inuvialuit Regional Corporation
NWT Housing Corporation
GNWT Public Works and Services

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Subject: **Demographic Trends and Housing** (IR Responses Round 1, IR #28; Developer Response to 2b and 2c, Section 8.0, p. 81; Developer Response to 2b and 2c, Section 12.0, p. 112)

Preamble

In the Developer Response to 2b and 2c (Section 8.0, p. 81), the Developer states that while the project is not expected to affect Inuvik's projected growth rate, "...the completed Highway will increase accessibility to the Hamlet of Tuktoyaktuk. Although the population of Tuktoyaktuk has been slowly decreasing since 1996, it is possible that once the Highway is established, Tuktoyaktuk could maintain or increase its population."

In the response to Round 1 IR #28, the Developer provided information on current monthly housing costs, as well as the amount of occupied and unoccupied dwellings², and stated that "The creation of new demand for housing from a Project is a function of demographic changes and increased affluence from employment income." The Developer further stated that the project is unlikely to create new demand for housing, as it is anticipated that the majority of workers will be from Inuvik or Tuktoyaktuk, and that the relatively short economic increase during construction is not expected to increase demand of existing community residents for new housing.

However, as noted in the Developer Response to 2b and 2c (Section 8.0, p. 81), year-round access to Tuktoyaktuk could attract residents, or otherwise affect mobility between communities in the ISR, which, in turn, could affect the demand for housing and housing costs.

The Developer has noted that demographics are monitored at the territorial level by the GNWT Bureau of Statistics and the regional level by the Inuvialuit Regional Corporation. The Developer has also identified the NWT Housing Corporation and GNWT Public Works and Services as "agencies that have responsibilities related to administering and monitoring housing" (p.112) but does not provide details regarding how project-related effects will be monitored and by whom.

Request

1. Please describe the role of your agency, department, or organization in monitoring in-migration and out-migration for the communities of Inuvik and Tuktoyaktuk, as well as mobility between

² The Developer did not provide information regarding the current conditions of housing (i.e. those in need of minor or major repairs). It is noted that this was not requested of the Developer, but that it should be taken into consideration.

- the communities of the ISR. Please include the frequency of monitoring and reporting, and indicate which other departments, agencies, and organizations the information will be made available to.
2. Please describe the role of your agency, department, or organization in monitoring housing, including demand for housing, housing costs, availability, and conditions, in both the communities of Inuvik and Tuktoyaktuk. Please include the frequency of monitoring and reporting, and indicate which other departments, agencies, and organizations the information will be made available to.
 3. Please describe the expected length of time that would be required to respond to increased housing demand, including upgrading available housing as well as building new housing.