

1.0 Purpose

This document serves to provide a summary of the engagement conducted to support the redevelopment of the Community Plan and Zoning Bylaw. Engagement for this project occurred in two phases, Community Visit 1 in August 2023, and Community Visit 2 in October 2023. Community Visit 1 focused on introducing the project and information gathering, while Community Visit 2 focused on gathering feedback on the draft Plan and Bylaw.

2.0 Community Visit #1 and #2 Overview

Between July 31 and August 4, Dillon Consulting Limited (Dillon) visited the Town of Inuvik to meet with residents and stakeholders for the purpose of introducing the project and gathering initial input. During Round 1 Engagement, the following activities were conducted:

- Workshop with Council;
- Meeting with numerous stakeholders;
- Public pop-up event at the Inuvik Welcome Centre (August 2); and,
- Brochures with questions were made available at the Village offices and post office for the public to provide input.

Between October 23-27, Dillon visited the Town of Inuvik to meet with residents and stakeholders for the purpose of gathering input on the draft documents. During Round 2 Engagement, the following activities were conducted:

- Presentation to Council;
- Meeting with numerous stakeholders;
- Open House at the Inuvik Community Hall (October 25); and,
- Brochures with questions were made available at the Open House and Village offices for the public to provide input.



A summary of groups met with over Round 1 and 2 engagement included:

- Council;
- Gwich'in Tribal Council;
- Gwich'in Development Corporation;
- Inuvialuit Development Corporation;
- Aurora Research Institute;
- Housing NWT;
- Department of National Defence;
- RCMP;
- Mike Zubko Airport; and
- Inuvik Satellite Station Facility.



Following both community visits, Dillon continued discussions with municipal staff and stakeholder groups via e-mail and virtual meetings.



3.0 What We Learned on Community Visit #1

The following provides a summary of key themes/topics that came up during this community visit.


3.1 Abandoned Buildings

- They are threats to the community (potential fire, lead, asbestos etc.).
- Abandoned buildings are taking up valuable space in the downtown area and could be repurposed for housing.
- The buildings are not generating tax revenue for the Town.
- Need options for how to address these underutilized sites.
- The Town needs to enforce a bylaw that requires development within 2 years of purchase, or explore a utility surcharge when development doesn't occur.

3.2 Recreation

- The Town has many neighbourhood parks that are actively used. These should be preserved - particularly in the West End of town.
- Golf course to be expanded to 9 holes.
- Potential for sledding hill on Old Baldy (in conjunction with golf course improvements).
- Cross-country ski trails to be protected.
- Consider the lifespan of existing recreational facilities (e.g., pool and recreation centre)
- New development should include space for neighbourhood parks/green spaces.
- The existing trail system could be improved and better connect the community.
- Support opportunities for large recreational events (Canada Games).
- Partner with College for rec programs.
- Maintain access to the river.
- Trails need to consider all users (pedestrians, ATV, bikes, snowmobiles, etc.).
- Open the concession in the recreation facility.
- Consider recreation spaces that are multi use (e.g., soccer fields become hockey rinks in the winter).
- Clarification for Town's ability to regulate development on federal crown lands within the municipal boundary.





The following recreation options were noted:

- Space for ATVs
- shooting range and paintball
- Running tracks
- Spaces for dogs
- Public washroom facilities
- Fire pits and picnic tables in parks
- Ski hill behind the golf course
- Outdoor recreation fields
- Trail expansion

3.3 Airport Expansion

- The runway at the Inuvik Airport will be extended to support the Department of National Defense's Forward Operating Location.
 - This includes extending the runway by 3,000 feet to a total length of 9,000 feet, and modernizing the lighting, navigational and military aircraft landing system.
- The airport runway and taxiway embankments will be widened, and surface repairs and drainage improvements will help direct water away from vulnerable areas.
- Airfield improvements and repairs will increase the resiliency of the airport to the effects of climate change and help protect the permafrost below the airport.
- This project is expected to create economic opportunities for the region throughout construction.
- Construction is expected to be completed over a 5-year period, by 2027.

3.4 Town Hall/Fire Hall Expansion

- Envelope upgrades have happened recently, but some repairs are needed as a result of heavy fire trucks, and aging electrical and plumbing.
- Long term needs and building life may need further review.

3.5 Airport Road

- Airport Road is the main access into the Town and provides good access.
- Existing uses include workcamp, storage, business with people living onsite.
- Consider allowing Country residential with businesses.
- Properties would be serviced by trucked water/waste.
- Opportunities for acreages where people could live with commercial and industrial businesses.
- Large lots and industrial opportunities.
- Would be great to see hobby farms, tourism villages, more satellite farms and clean up of existing industrial lots.



3.5.1 Airport Lake Road

- The road to the airport lake is too narrow and dangerous.
- Opportunities for a day-use site here.
- The existing quarry is active for 3 more years.

3.6 Residential

- Important to provide community parks within residential neighbourhoods.
- Shortage in overall housing supply (to rent and to own). Few opportunities for seniors housing.
- Risk that supply of privately owned and GNWT lots zoned R2 will be exhausted. This also includes lots currently occupied by derelict buildings. The new ZBL should create a path to increase supply of R2 zones.
- Consider opportunities for tiny homes.
- Accessible housing to promote aging in place.
- Consider opportunities for secondary suites.
- Consider shared living spaces.
- Not enough variety of housing types.
- Allow for mixed-use properties that allow for residences above commercial units.
- "24 hours" guideline in the definition of "Special Care Residence" and "Special Care Facility" should be removed or amended due to a shortage of affordable housing.
- Affordable housing solutions across the economic spectrum by encouraging and supporting local development and innovation.

3.7 Commercial

- Consideration for small businesses with street frontage.
- Opportunities for small businesses to be located in residential areas.
- The cost to develop and open businesses in the downtown can be restrictive to new businesses.
- Businesses have a hard time finding staff as there are few places for them to live.
- Many stores have closed when owners retire or move out of town.
- Make it easier for small businesses (smaller store fronts, shorter term leases etc.).
- Consider Artisanal businesses where craftspeople, or those working in a skilled trade, especially one that involves making things by hand can sell goods in the store front and allow people to watch them make things in the back studio.
- Consider the needs of both small and larger businesses. This includes space allocated for businesses, since smaller businesses would benefit from lower heating bills. While also providing large spaces for larger businesses.





The following businesses should be allowed and encouraged within the Town:

- Restaurant
- Movie Theatre
- Bowling
- Adult entertainment
- Coffee shops
- Dog grooming
- Pet supplies
- Veterinaries
- Personal Services (hairdressers, tattoo parlours, massage studios, nail salons etc.)
- Funeral Services
- Museum
- Car Dealership
- Small engine mechanics/regular mechanics
- Second hand shops
- More tour operators
- “Buy local” stores
- Cannabis retailer (current TOI bylaw very stringent on location)
- Holistic medicine and wellness
- Lunch places/countertop restaurants
- Restaurants
- Lounges
- Food trucks
- Outdoor equipment/hunting/footwear store
- Artic Spa

3.8 Industrial

- Lots of industrial land is available.
- Desire for uses:
 - Work camps out of town;
 - Laydown yards;
 - Truck stops;
 - Commercial storage facilities; and,
 - Commercial storage facilities.

3.9 Central Townsite

- Desire to protect views of the Mackenzie River and limit building heights.
- Limiting building heights to what the fire department can provide for.
- Desire for flexibility of uses and expansion on what is available in the downtown core.
- Expand the downtown core.



3.10 Agriculture

- Food security is a concern.
- Inuvik Community Greenhouse is doing a lot to support local food production.
- Many people starting their own personal greenhouses at their homes.
- Climate change could provide more growing opportunities in the north. For instance, a variety of vegetables is being grown on Mackenzie Street.

3.11 Tourism

- GNWT would like to Inuvik to host winter games.
- Options for more and expanded campgrounds. One campground site exists within the town and another between the town and the airport.
- More hotels, as the current ones are at capacity.
- Allow Airbnb opportunities.
- Explore opportunities for partnerships with college and hospitality and customer services.
- Businesses struggle with staffing.
- The Town could have better signage to identify businesses and areas of interest.
- Consider public art projects (Western Arctic Visitors Centre).
- Need for evening tourist activities.
- Work with the Yukon Government to improve the highway. Particularly in the summer, it is poorly maintained.
- Tourism has been growing economy in the region and the Town has done a good job of providing things to do. However, this summer has fallen short due to staffing issues.
- Would love to see enhanced art pieces throughout the town (e.g., student design projects).

3.12 Cemetery

- Cemetery capacity is decreasing and a need for expansion is growing.
- A new map of graves and names could be improved.
- Beautification of the cemetery.
- Seek opportunities for columbarium's.

3.13 Utilidor

- There is a cost to maintaining and improving the utilidor system.
- Consider alternatives to the utilidor system including pump in pump out systems.
- Utilidor provides a level of convenience for properties on it.
- Utilidor prevents alleys.
- The utilidor could be better highlighted as a technological feature that makes the Town unique.
- Fire access to the utilidor can be challenging. Locations for fire access points must be considered if the utilidor system expands.



3.14 Inuvik Satellite Station Facility

The Inuvik Satellite Station Facility (ISSF) is an international, multi-use science and technology facility with an emphasis on Earth Observation.

The Government of Canada (GC) established the ISSF in 2010. Situated above the Arctic Circle, the Inuvik satellite station is ideally positioned to track and receive data in near real-time from polar-orbiting satellites for scientific, mapping, weather, surveillance and other purposes.

<https://natural-resources.canada.ca/science-and-data/research-centres-and-labs/satellite-receiving-stations/satellite-facilities/inuvik-satellite-station-facility/10953>

- May be opportunities to partner with Town on various initiatives.
- Tourists and locals are curious about the facility.
- Some areas should be protected.
- Unique emergency responses to be considered.

3.15 Homeless

- Warming shelter gets to capacity in the winter.
- Need opportunities for shelter and shade to protect this demographic.
- Provide access to drinking water. Currently, people use utilidor leaks to access water.
- Treatment shelter of alcohol and drugs.
- Seek support from the government.

3.16 Other

- Grandfathered uses should be reviewed and updated.
- Would like to see all land in the Town properly surveyed and parcelled to streamline future projects.
- Improve roadways.
- Improve visibility of road signs/replace road name signs. Possibly use designs that are “distinctly Inuvik”.
- Consider a stop and yield sign assessment. To determine where necessary and where it is not necessary.
- Consider a crosswalk assessment and repainting.



4.0 What We Learned on Community Visit 2

The following provides a summary of key themes/topics that came up during this community visit.

4.1 Abandoned Buildings

- Encourage the redevelopment of vacant buildings and properties.
- Ideas for vacant buildings include taxing vacant properties, an annual auction, and encouragement of redevelopment or renovation.

4.2 Residential

- Housing was indicated as one of the primary areas of improvement for engagement participants.
- Need to increase housing stock of all building types, particularly accessible units.
- Encourage development of missing middle housing
- Need more and improved purpose-built rental housing.
- Potential concept about creating contained smaller residential neighbourhoods with centralized services for residents, including laundry, food, and public meeting areas such as with a Tiny Home community.
- Town could consider policy to require a portion of units in multi unit dwellings are required to provide affordable housing.
- Waive fees for Building Permits/Business License in low-income areas.
- Allowance of boat houses.
- Maintain a development setback at Boot Lake.
- Partner with trades program at Aurora College to build homes with local trades people.
- Town could consider providing support for home repairs, and beautification.
- Concerns around landlords not providing basic maintenance, leading to safety concerns.

4.3 Commercial

- Economic development noted as a priority for the Town.
- Increase small business support and commercial development.
- Local policies found to be restrictive such as food regulations impeding food vendors.
- More local businesses should be closer to residential areas.
- Suggestion to create a policy to sell vacant/privatized lots in downtown core if no development occurs after a certain period.
- Shared co-spaces for small businesses.
- Limited parking in the Downtown Core. Town may consider using parking meters.



4.4 Recreation and Tourism

- Appreciation for the community's beautiful natural scenery.
- Parks and Recreation was noted as a priority for the community.
- Increase the number of green spaces.
- Tourism seen as a main economic driver for the community.
- Interest in converting ski trails into summer trails for walking.
- Nice to have a cycling/walking/ skiing trail between town and Jak Territorial Park.
- ATVs and skiers currently sharing trails with hikers, need for more trail options.
- Need to consider accommodation for snowmobiles on new trails.
- Share stories of walking in and around the utilidor.
- Improved outdoor spaces for larger events.
- Increase arctic market hours.
- Turn Happy Valley into a Historical Area.
- Zoning consideration for mid-range accommodations like Bed and Breakfast's.



Demand for more tourist amenities, including:

- Museum
- Heritage Sites
- Movie Theatre
- Restaurants
- Bowling Alley
- Lodging and camping options
- Workshops and Artist Studios
- Hiking trails
- Art Galleries
- Bakery
- Coffee Shops
- Gardens



The following recreation opportunities and improvements were noted:

- Boot Lake Trail
- Community Events
- Skating and Speed Skating
- Spaces for Pets
- Classes (language, sewing, dance)
- Special Events Pavilion
- Benches
- Signage and Wayfinding
- Skate Park
- Public Docks at River or Lakes



4.5 Community Services

- Appreciation for the many agencies and local organizations in the community.
- Better coordination between agencies and organizations is needed.
- Appreciation for strong sense of community and resilience.
- Vibrant and passionate traditional and local knowledge holders.
- Would like to see more utilization of traditional and local knowledge holders.
- Create more accessible charters and access for community groups.
- Demand for more services including mental health programs.
- More communication on availability of event spaces and booking facilities such as the Inuvik welcome center.
- More opportunities for local training for career advancement.

4.6 Infrastructure

- Demand for increased sidewalk and bike lane availability on and off the main streets.
- Aging infrastructure within the Town.
- More attention to lower number of potholes in the summer.
- Red boxes on utilidors need gate to the road and flags to identify locations.
- Public curiosity concerning development near airport.
- Dirt roads create a lot of dust.

4.6.1 Waste Management

- Dumpsters regularly overflow on long weekends with limited extra pickup.
- No clear system for handle large waste items (Cars, furniture, mattresses, etc.)
- Consider expanding garbage collection on long weekends or fines for overflowing dumpsters.
- No clear system for hazardous waste disposal, consider periodic inspections of industrial properties for proper handling.

4.7 Community Safety

- Town should be enforcing or fining development without a permit.
- Improvement of streetlights.
- Signage and home addresses for emergencies could be improved.
- High use of snowmobiles in the Town.
- High use of ATVs, particularly in the summer.
- Blind corners a safety concern, particularly in the winter.
- Consider implementing regular health and safety inspections of derelict buildings.

