



## 1. Study Objectives

This study evaluates housing in terms of the supply and demand, the potential for development, and possible impacts of the Project in Ignace and the Local Study Area (LSA)<sup>1</sup>. It also looks at options to enhance benefits and address possible negative impacts.

**Key Planning Assumptions:** NWMO labour force requirements, Ignace residency targets, and related housing needs. Living preferences for residing within the LSA.

### Ignace Housing Aspirations

- Expand real estate development, including upgrading existing housing stock to support managed population growth.
- Coordinate, integrate and plan to maintain, improve, and expand existing infrastructure to support the population.

### Other Communities in the Local Study Area (LSA) Housing Aspirations.

- Sioux Lookout: encourage an increase in available housing to meet current and future needs.
- Dryden: encourage housing for a range of needs and abilities.



## 2. Key Findings

### **Baseline:**

- Within the LSA, all Municipalities have the land capacity to accommodate housing growth.
- Shortage of permanent and rental housing and a lack of affordable housing.
- Limited new housing has been built in Ignace in the past 20 years.

**Forecast without the Project:** Between 2018 and 2043 there will be limited housing development in the LSA.

**Forecast with the Project:** A diverse range of housing options will be required at different phases of the Project to meet workforce needs. The Project will increase housing demand in the LSA, where housing supply and affordability are already constrained.



## 3. Next Steps

- Develop a Township of Ignace Urban Growth Plan to guide the development of a mix of temporary and permanent housing immediately upon site selection.
- Explore incentives for private sector housing development.
- Continue efforts to enhance social amenities and programs to attract and retain new households in Ignace.
- Over the life of the Project new housing will be required in the LSA.

<sup>1</sup> The Local Study Area (LSA)<sup>1</sup> consists of communities generally within one hour drive time (commuting) of the project site.