



CANADA MORTGAGE AND HOUSING CORPORATION

# PROJECT PROFILE

## Northern United Place

Yellowknife, Northwest Territories

Northern United Place (NUP) is one of the most important community buildings in Yellowknife. Built in 1976, the property includes 84 affordable apartments, the main campus of Aurora College, two churches and a multi-purpose hall. It is owned by NWT Community Services Corporation, a non-profit organization formed by the Yellowknife United Church. NUP's Board of Directors is comprised of six directors from the church and three representatives from the community at large.

While NUP is structurally sound, well maintained and well used by the community, after nearly 35 years of operation the building needed a number of upgrades to ensure its long-term sustainability. A capital plan is in place for ongoing repairs, but additional assistance was required to complete more urgent renovations.

### Highlights

A major energy retrofit of Northern United Place in Yellowknife will reduce operating costs while ensuring the long-term sustainability of this local asset.

**Client Group:** Low-income seniors, adults, students and people with disabilities

**Developer:** Northwest Territories Community Services Corporation.

**Number of Units:** 84 affordable apartments – 70 bachelor and 14 one-bedroom

**Tenure:** Rental

**Who was involved?** Government of Canada, Government of Northwest Territories.

### The Affordable Housing Solution

Northern United Place consists of two towers, with 10 storeys in each. Tower B includes 84 bachelor and one-bedroom apartments, which are rented to low-income seniors, adults and people with disabilities. Aurora College has three floors of classrooms and offices in Tower B, and seven floors of student residences in Tower A. A multi-purpose area for the Yellowknife United Church is located on the first and second floors of Tower A.

In 2009, NWT Community Services Corporation received more than \$495,000 from the Governments of Canada and the Northwest Territories to complete an extensive energy retrofit of NUP. The federal portion of the funding was made available through Canada's Economic Action Plan (CEAP).

In recognition of the distinctive needs of the North, CEAP provided \$200 million over two years, including \$50 million for the Northwest Territories, to support construction of new social housing units

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and to upgrade existing units. Nationally, it also provided \$850 million for the renovation and retrofit of existing social housing, and \$475 million for the construction of new rental housing for seniors and persons with disabilities, which was delivered by the provinces and territories. For the Northwest Territories, this represented a further federal investment of more than \$5 million, which was cost-matched by the territory. Overall, CEAP included \$2 billion over two years for the construction of new and the renovation of existing social housing plus \$2 billion in low-cost loans to municipalities for housing-related infrastructure across Canada.

The NUP retrofit included a number of measures designed to make the building more comfortable while reducing operating costs and contributing to the long-term affordability of housing for residents. For example, the last of the building's three boilers was replaced with a more energy-efficient model and direct digital controls were installed to manage heating and air transfer. New steel siding and insulation were installed on the first three storeys of both towers to replace the original stucco exterior, which had failed and was allowing moisture to penetrate the building. Windows that had not been previously upgraded were replaced.

The retrofit was completed over the summer and fall of 2009.

#### **CMHC Contact**

Contact a representative of CMHC's Affordable Housing Centre  
[www.cmhc.ca/contactahc](http://www.cmhc.ca/contactahc)

#### **Additional Information**

Affordable Housing Matters!  
<http://www.cmhc-schl.gc.ca/en/inpr/afhoce/sust/index.cfm>