

**LEGISLATIVE ASSEMBLY OF THE  
NORTHWEST TERRITORIES  
6<sup>TH</sup> COUNCIL, 41<sup>ST</sup> SESSION**

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Yellowknife, N.W.T.  
21 January, 1970

**GOVERNMENT OF THE NORTHWEST TERRITORIES  
COST OF EMPLOYEE ACCOMMODATION, YELLOWKNIFE**

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Attached, in accordance with the request of Council at its 40th Session, is a report on the costs of employee accommodation at Yellowknife. A few explanatory notes are necessary to a fuller understanding of the report.

In 1966 the cost of land is low due to the transfer of substantial lands from the federal government at no cost to the Territorial Government.

The increase in 1967 in average cost per unit was due to the requirement to purchase a higher proportion of land than in 1966 and to rising construction costs.

In 1968 the increase in average cost per unit is due to an increase in the cost of serviced land, an increase in construction costs due to the requirement to provide specialized foundation construction (i.e., piles, reinforced concrete, etc.) and rising construction costs generally.

The increases recorded for 1969 construction were for the same reasons as in 1968. It should be noted that there was a substantial increase in the tendered price per unit for the houses constructed in 1969 but that the actual increase in average unit cost was held to a minimum by design changes, selection of a different style of home, etc.

For further information CMHC has reported figures on percentage increases in Average Construction Costs per Square Foot for All Single - Detached Dwellings Financed Under the National Housing Act. These are as follows:

<u>Period</u>	<u>Percentage Increase</u>
1966 - 1967	4.7%
1967 - 1968	6.1%
1st Quarter 1968 to 1st Quarter 1969	5.2%
2nd Quarter 1968 to 2nd Quarter 1969	7.2%

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CMHC have estimated that the approximate increase in cost for single family dwellings in Yellowknife as follows:

<u>Period</u>	<u>Percentage Increase</u>
1967 to 1968	11.4%
1968 to 1969	15.3%



Government of the Northwest Territories

Employee Housing Costs, Yellowknife

21-1-70

A. Purchased Units, 1966-1969

<u>Year of Construction</u>	<u>Number of Units</u>	<u>Cost of Land</u>	<u>Construction Costs</u>	<u>Total Costs</u>	<u>Average Cost Per Unit</u>
1966	22	\$27,201	\$451,602	\$478,803	\$21,764
1967	19	50,900	430,957	481,857	25,360
1968	16	57,500	471,238	528,738	33,046
1969	18	56,700	569,157	625,857	34,770
Totals	75	192,301	1,922,454	2,114,775	28,197

Directors Housing

1968	7	16,550	290,775	307,325	43,904
1969	3	14,500	122,000	136,500	45,500
Totals	10	31,050	412,775	443,825	44,383

B. Leased Units

(1) Detached Houses

<u>Number of Units</u>	<u>Total Annual Cost</u>	<u>Aver. Unit Annual Cost</u>	<u>Average Unit Monthly Cost</u>	<u>Notes</u>
47	\$175,245	\$ 3,729	\$311	

(2) Garden Apartments

40	\$138,727	\$ 3,468	\$289	Heat included
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(3)(a) Apartments - Annual Total & Unit Costs

149	\$390,820	\$ 2,622	\$219	Heat included
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(b) Apartments - Type of Unit & Monthly Cost

<u>Bachelor No.</u>	<u>\$/mo.</u>	<u>1-Bed rm. No.</u>	<u>\$/mo.</u>	<u>2-Bed rm. No.</u>	<u>\$/mo.</u>	<u>3-Bed rm. No.</u>	<u>\$/mo.</u>
3	\$127	67	\$196	57	\$222	22	\$296