



Chapleau Cree First Nation

Microsubdivision

ISC Immediate Needs Micro Subdivision Pilot



LAUNCHED SEPTEMBER 2023



INTENDED TO INCREASE THE AVAILABILITY OF LOTS WITHIN EXISTING INFRASTRUCTURE TO ADDRESS OVERCROWDING, HOMELESSNESS AND INSECURE HOUSING WITH DENSIFIED HOUSING AND SMALLER LOT FRONTAGES



THREE PROJECT PHASES: SEED FUNDING, DESIGN, CONSTRUCTION



Critical Partnerships



ISC's presentation at the First Nation Housing Conference in 2023



Mushkegowuk Technical Services project managed phases 1 and 2



Close cooperation between Chapleau Cree, Mushkegowuk, the Construction Management/Engineering Firm, and ISC

Chapleau Cree Housing Needs

More people than ever on
the waiting list

Only 2 or 3 useable
serviced lots left to develop

High costs for subdivision
design and construction



Micro Subdivision Timeline

Phase One complete August 2024

Phase Two approved August 2024

Phase Two Community Engagement May 2025

Phase Two complete June 2025

Phase Three approved July 2025

Phase Three RFP complete September 2025

Construction completion planned for 2026

Subdivision Details

22 serviced lots 10 -15 meters wide

Communal Septic Field managed by Chapleau Cree

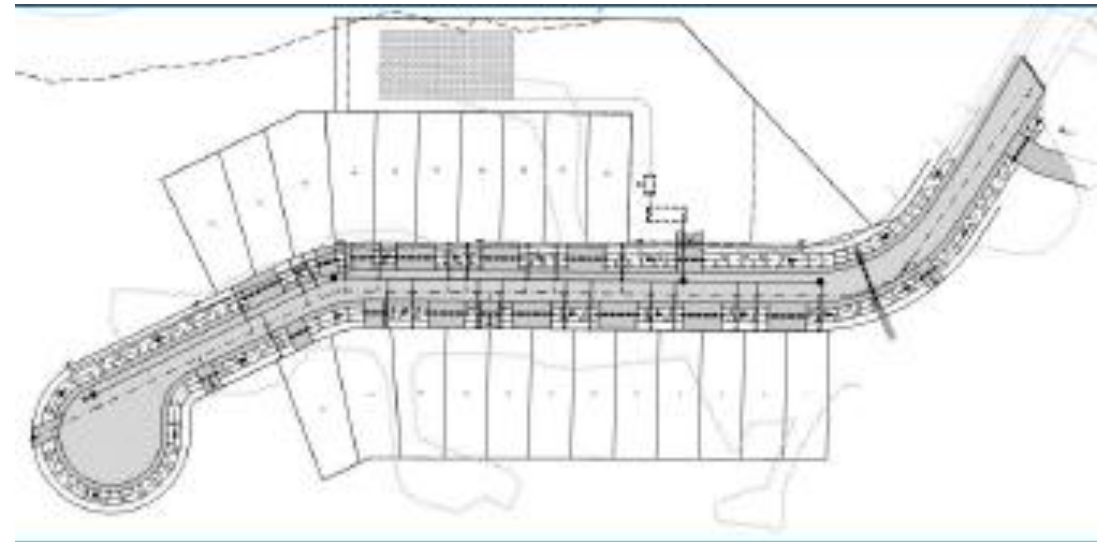
Gravity sewer system

Watermain extension

Paved road

Streetlights

Cul-de-sac for turnaround



Multiple styles of housing are possible



Model of a Residential Site Plan - 10-meter (32 feet) lots



Community Concerns



Conversations have been lively and there is a certain amount of NIMBY



The houses will be closer together than older houses on reserve



People are concerned about living so close to their neighbors



Chapleau Cree's water supply is stretched and will need to be upgraded before building more housing



People are concerned about environmental impacts



Homeowners with Certificates of Possession are concerned about affordable housing tenants