

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #01
JANUARY 16, 2024 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Deputy Mayor Kimberly Smith, Chair
Mayor Solomon Awa
Alternate Deputy Mayor Harry Flaherty
Councillor Methusalah Kunuk
Councillor Simon Nattaq
Councillor Kyle Sheppard
Councillor Romeyn Stevenson
Councillor Samuel Tilley

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Tammy Ernst-Doiron, City Clerk
Brianna Longworth, Deputy City Clerk
Kent Driscoll, Communications and Customer Service Manager
Mathew Dodds, Director of Planning and Development
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Deputy Mayor Smith opened the meeting at 6:00 p.m.

ADOPTION OF AGENDA

Motion PD 24-01

Moved by: Councillor Tilley
Seconded by: Councillor Stevenson

Adoption of agenda as presented.

Unanimously Carried

1. **MINUTES**

None

2. DECLARATION OF INTEREST

Steve England, Chief Administrative Officer, declared a conflict of interest regarding:

5. New Business
- e) Request for Decision – Development Permit Application DP 23-040 and Survey Sketch 23-012 – Lots 221 and 222, Plan 644 (Core Area)

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- a) **Presentation – Committee Orientation to Planning and Development Processes and Timelines**

Mathew Dodds, Director of Planning and Development, made a presentation explaining the processes and timelines for development permits, by-law amendments and variances. Mr. Dodds answered councillors' various questions.

- b) **Memo – Derelict Properties Report**

Mathew Dodds, Director of Planning and Development, presented the Derelict Properties Report, noting that ten properties have been confirmed to be derelict. Mr. Dodds advised that staff would prepare a report on each derelict property to be presented at a future meeting.

Councillor Sheppard felt that it was important that staff draft a policy outlining the process to deal with derelict properties to be presented to Committee for review at a future meeting.

- c) **Memo – 2023 Quarterly Development Activity Report – Quarter 3 and Quarter 4**

Mathew Dodds, Director of Planning and Development, presented the 2023 Quarterly Development Activity Report for Quarter 3 and Quarter 4.

d) Request for Decision – Zoning By-law Amendment ZBA 23-009 – Approval of Rezoning for Four Stacked Row Dwellings - Lots 394 to 399, Plan 768 (Core Area)

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Zoning By-law Amendment ZBA 23-009 for Approval of Rezoning Four Stacked Row Dwellings for Lots 394 to 399, Plan 768 (Core Area). Ms. Toffolo noted that this item was presented to the Committee at the November 21, 2023 meeting and was referred back to staff for further analysis regarding concerns about site contamination and close proximity to the beachfront.

Ms. Toffolo advised the following:

- Applicant has completed and provided an Environmental Site Assessment, which confirms that the site is suitable for residential development
- Applicant worked with the Qikiqtani Inuit Association (QIA) and revised the concept plan that provides a better connection to the beachfront and is included in Attachment 2
 - Revision includes improved snow machine access and outdoor storage units

Councillor Sheppard suggested that Requests for Decisions should include reference to the Housing Accelerator Fund when applicable.

Motion PD 24-02

Moved by: Mayor Awa

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Give First Reading to the Amending By-law to Zoning By-law No. 899 to rezone Lots 394 to 399, Plan 768 to Sijjanga Zone (S), Special Exception 4.
2. Direct staff to give public notice for a Public Hearing on a date to be determined by staff.

Unanimously Carried

e) Request for Decision – Development Permit Application DP 23-040 and Survey Sketch SK 23-012 – Lots 221 and 222, Plan 644 (Core Area)

Steve England, Chief Administrative Officer, declared a conflict of interest and left the meeting.

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application DP 23-040 and Survey Sketch 23-012 for approval of a shelter on Lots 221 and 222, Plan 644 (Core Area).

Ms. Toffolo noted the following:

- Two vacant lots in the Core Area
- Uqutaq Society proposing to develop a three-storey housing development containing:
 - Five 8-bed shelter rooms
 - Two isolation rooms
 - Thirteen transitional housing rooms
- Zoning By-law does not require parking requirement for a shelter or boarding house
 - Staff have discretion to determine the appropriate parking provision
- Survey Sketch is required to provide road widening along Nipisa Street
 - Road right-of-way will be increased two metres

Ms. Toffolo noted that Laurel McCorriston, Executive Director, Uqutaq Society, was present in the Council Chambers and the architectural team was present via teleconference to answer any questions.

Ms. Toffolo answered councillors' questions pertaining to:

- Sewer
- Impact on surrounding residential neighbourhood

Ms. McCorriston commented and/or answered councillors' questions pertaining to:

- Various security features that have been included in the development to mitigate concerns in the surrounding residential neighbourhood
- Current 17-bed low barrier shelter does not meet the needs of the community, and this shelter will be demolished in 2025
- Some clients from the high barrier shelter will transfer to the proposed low barrier shelter development
- Low barrier shelter is not only for impaired clients – there are non-impaired clients using the shelter
- Some clients work and have a place to live but the living arrangements are not desirable and they just need a place to stay

Councillors' comments:

- Low barrier shelter is needed
- Planning should be carried out to select and provide shelter locations that are connected to the land

Motion PD 24-03

Moved by: Councillor Kunuk

Seconded by: Councillor Stevenson

Committee recommends that Council:

1. Approve Development Permit Application DP 23-040 for Lots 221 and 222, Plan 644 to develop a shelter and boarding house, subject to the Special Conditions in Attachment 2, the City's Standard Conditions, and in accordance with the plans in Attachment 3.
2. Approve Survey Sketch SK 23-012 in Attachment 4 to resurvey Lots 221 and 222, Plan 644 to provide a two-metre road widening along Nipisa Street.

Unanimously Carried

6. **IN CAMERA SESSION**

() As per Section 23 (2) (a) CTV Act and By-law 526 Section 67

7. **ADJOURNMENT**


Motion PD 24-04

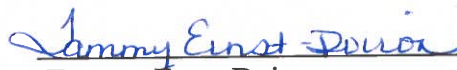
Moved by: Councillor Stevenson
Seconded by: Councillor Sheppard

Committee adjourns at 7:10 p.m.

Unanimously Carried




Deputy Mayor Kimberly Smith
Chair


Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 23rd day of January 2024.

