

**MINUTES  
CITY OF IQALUIT  
PLANNING AND DEVELOPMENT  
COMMITTEE OF THE WHOLE MEETING #01  
JANUARY 18, 2022 at 6:00 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Councillor Joanasie Akumalik, Chair

Mayor Kenny Bell

Deputy Mayor Solomon Awa

Councillor Sheila Flaherty

Councillor Simon Nattaq

Councillor Kyle Sheppard

Councillor Romeyn Stevenson

**PRESENT FROM ADMINISTRATION**

Alison Drummond, Acting Chief Administrative Officer/Senior Director of Corporate Services

Tammy Ernst-Doiron, City Clerk

Katrina Sarmiento, Executive Assistant

Jeanie Eeseemailee, Senior Interpreter/Translator

Amanda Wells, Lands Administrator

Michelle Armstrong, Planning Contractor, Northern Futures – via visual conference

Samantha Toffolo, Planning Contractor, Northern Futures – via visual conference

Councillor Akumalik opened the meeting at 6:00 p.m. and welcomed everyone to the meeting.

**ADOPTION OF AGENDA**

Change order:

5. **NEW BUSINESS**

- f) Request for Decision – Land Acquisition By-law – First Reading of Land Acquisition By-law Lots 981 and 982, Plan 4331 (West 40), Federal Lands Transfer

Before

5. **NEW BUSINESS**

- a) Request for Decision – Development Permit Application No. DP 21-023 Approval of Development Permit Application and Request for Variances – Lot 15, Block 228, Plan 3586 (North 40)

**Motion PD #22-01**

Moved by: Mayor Bell  
Seconded by: Councillor Stevenson

Adoption of agenda as amended.

**Unanimously Carried**

**1. MINUTES**

None

**2. DECLARATION OF INTEREST**

None

**3. DELEGATIONS**

None

**4. DEFERRED BUSINESS AND TABLED ITEMS**

None

**5. NEW BUSINESS**

- f) Request for Decision – Land Acquisition By-law – First Reading of Land Acquisition By-law Lots 981 and 982, Plan 4331 (West 40), Federal Lands Transfer**

Amanda Wells, Lands Administrator, presented a Request for Decision regarding the transfer of surplus land from the Federal Government at a nominal cost of \$1.00. The surplus land is Lots 981 and 982 in the West 40, which can be subdivided to create new lots for development.

**Motion PD #22-02**

Moved by: Mayor Bell  
Seconded by: Deputy Mayor Awa

Committee recommends that Council:

1. Approve the signing of the Offers to Purchase Lots 981 and 982, Plan 4331 from the Federal Government for \$1.00.
2. Give First and Second Reading to the Land Acquisition By-law for Lots 981 and 982, Plan 4331.

**Unanimously Carried**

Councillor Stevenson asked if the lots would be combined together and then subdivided.

Ms. Wells understood that the lots would be left as is. She noted that the pipeline runs through Lot 981, which must be taken into consideration when subdividing.

**a) Request for Decision – Development Permit Application No. DP 21-023  
Approval of Development Permit Application and Request for Variances  
– Lot 15, Block 228, Plan 3586 (North 40)**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application No. DP 21-023 for the development of a 3-bay warehouse and building contractor's shop.

Ms. Toffolo explained that one variance is required to reduce the front yard setback to 5.1 metres due to the irregular shape of the lot. She noted that the Notice of Variance was sent to the surrounding leaseholders and staff did not receive any responses.

**Motion PD #22-03**

Moved by: Mayor Bell

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Approve Development Permit Application DP 21-023 for Lot 15, Block 228, Plan 3586 to permit the development of a 3-bay warehouse, subject to the City's standard conditions, the special conditions in Attachment 1 and in accordance with the plans in Attachment 3 and 4.
2. Approve a variance to Section 19.4 of Zoning By-law 899 to reduce the required front yard setback requirement from 6 metres to 5.1 metres.

**Unanimously Carried**

**b) Request for Decision – Development Permit Application No. DP 21-047  
and Survey Application No. SK 21-012 – Approval of Development  
Permit Application and Survey Application Lots 4-2-1-1, 4-3-3-2-2 and  
4-3-3-1-2, Plan 697 and Portion of Lot 4-2-2, Plan 717 (Core Area)**

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application No. DP 21-047 and Survey Application

No. SK 21-012 for an expansion to the Astro Hill Complex on the south side. She explained that the development will add a third storey to the existing two-storey building and a three-storey addition beside the building. The space on the second floor will be for retail use and the third storey is for commercial office space. A new parking area will be created with 36 parking spaces.

Ms. Armstrong explained that the applicant is requesting three things:

- Shared parking – there is currently a 30-space parking area that is underused and the applicant is requesting to share the parking space between the existing development and the proposed development.
- Off-site parking – a new parking area is being created adjacent to the proposed development. Some of the parking area is considered off-site parking due to the location and exceeds the maximum allowable off-site parking of 25 percent. This would be addressed in a future re-zoning and survey so that all of the parking is considered on-site.
- Two variances – to reduce the northerly and westerly side yards. This is required because the existing building is on the lot lines, which is all joined as one complex.

Ms. Armstrong noted that as part of the proposal, the developer will complete the concept of a ring road. The driveway will be extended from the Astro Hill bridge, across the utilidor and around the complex.

Ms. Armstrong noted that the Survey Sketch Application is for a lot line adjustment, which will enlarge the current lot to accommodate the addition.

#### **Motion PD #22-04**

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Awa

Committee recommends that Council:

1. Approve Development Permit Application DP 21-047 for Lot 4-2-1-1, 4-3-3-2-2 and 4-3-3-1-2, Plan 697 and a portion of Lot 4-2-2, Plan 617 to approve a change of use and an addition to an existing building, subject to the special conditions in Attachment 1, the City's standard conditions, the approval of 12 shared parking spaces and as shown on plans in Attachment 5.
2. Approve the following variances:
  - a. To Section 15.5 (b) of Zoning By-law 899 to reduce the northerly and westerly interior side yards from 2.0 metres to zero metres.
  - b. To Section 6.23 of Zoning By-law 899 to increase the percentage of off-site parking spaces from 25 percent to 67 percent.
3. Approve Survey Application SK 21-012 to permit a lot line adjustment between Lot 4-2-1-1, Plan 697 and Lot 4-2-2, Plan 617 and to remove an existing easement.

**Unanimously Carried**



Councillor Stevenson noted that the parking area has a steep edge and the drawing shows a railing adjacent to the edge, however, the railing is not noted on the site plan.

Councillor Stevenson hoped that the railing would be installed as it would make parking easier.

Ms. Armstrong understood that there is one parking rail identified and there are six parking spaces where there is no parking rail. One of the conditions of approval is to complete a Grading and Drainage Plan, which is currently being carried out and will be completed in the next couple of weeks. The plan will determine where the parking rails should be installed.

Councillor Stevenson asked if the grade of the hill would be changed. Ms. Armstrong explained that the grading would determine what fill is required and how the drainage would be directed to the bottom of the hill.

**c) Request for Decision – Development Permit Application No. DP 21-050  
Approval of Development Permit Application and Request for Variance –  
Lots 4-3-2-1 and 4-3-3-2-1, Plan 697 (Core Area)**

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit DP 21-050 to amend an existing Development Permit for the Astro Hill Theatre and new grocery store.

Ms. Armstrong noted that as part of the new development, the applicant would like to construct a loading ramp on the north side of the addition. The loading ramp will be accessed from the driveway of the parking area and requires the removal of two parking spaces. The parking spaces would be relocated off-site.

Ms. Armstrong explained that as part of the amendment, the applicant would like to relocate a fuel tank that is currently next to the conference centre building where the new addition would be located. The fuel tank would be decommissioned and a new fuel tank would be installed inside the fenced compound in the parking area.

**Motion PD #22-05**

Moved by: Councillor Stevenson

Seconded by: Councillor Flaherty

Committee recommends that Council approve Development Permit Application DP 21-050 for Lots 4-3-2-1 and 4-3-3-2-1, Plan 697 (Core Area) to permit the relocation of two required parking spaces to be located off-site on Lot 4-2-2, Plan 617, subject to the special conditions in Attachment 1, the City's standard conditions and the Site Plan received on December 23, 2021 as shown in Attachment 3.

**Unanimously Carried**

**d) Request for Decision – Land Use Permit Application No. LUP 21-009  
Approval of Land Use Permit – Untitled Municipal Land (North 40)**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Land Use Permit Application No. LUP 21-009 to amend a Land Use Permit in the Trail Area Pit. The request is to increase the area by .2 hectares, which will allow for the relocation of a third explosive storage container from the existing location in the North 40.

**Motion PD #22-06**

Moved by: Councillor Stevenson

Seconded by: Councillor Sheppard

Committee recommends that Council approve Land Use Permit LUP 21-009 to amend LUP 21-006 to add one explosive storage container.

**Unanimously Carried**

**e) Request for Decision – Development Permit Application No. DP 21-048  
Approval of Development Permit Application and Request for Variance –  
Lot 214, Plan 4189 (Plateau)**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application No. DP 21-048 and request for variance to amend the approved permit for a multi-use building in the Plateau area. The amendment will create ten parking spaces, which will increase the total parking spaces to 60.

Ms. Toffolo explained that two variances are required:

- The rear yard setback for a retaining wall from one metre to zero metres.
- Reduce the minimum drive aisle width of one of the internal drive aisles from 6.5 metres to 4.9 metres. This affects the drive aisle that exits the building to access the rear parking area and the variance is required because there are structural obstacles that will not allow a wider drive aisle.

Ms. Toffolo noted that the Notice of Variance was sent to surrounding leaseholders and staff received two comments as follows:

- Requested additional information on the proposed development and the purpose of the required variance.
  - Information was provided by Planning Department staff, which was satisfactory to the leaseholder.
- Expressed concern regarding pedestrian safety and traffic along Qulliq Court as children play on the street. The resident expressed concern regarding the narrow street and no sidewalks and requested that the variance be refused.
  - Planning Department staff provided more information and follow-up about the variance and anticipated effects.

- o She noted that the comment was received this morning and the reply was sent this afternoon. There has not been time for the resident to provide a response.

**Motion PD #22-07**

Moved by: Mayor Bell

Seconded by: Deputy Mayor Awa

Committee recommends that Council:

1. Approve Development Permit Application DP 21-048 for Lot 214, Plan 4189 to permit the addition of ten parking stalls, subject to the City's standard conditions, the special conditions in Attachment 1 and as shown on the Site Plan in Attachment 3.
2. Approve a variance to Section 6.9 of Zoning By-law 899 to reduce the required access driveway width for spaces #22 to #34 from 6.5 metres to 4.9 metres.
3. Approve a variance to Section 4.1 of Zoning By-law 899 to reduce the required rear yard setback for a retaining wall from one metre to zero metres.

**Unanimously Carried**

Mayor Bell noted that between Building 5300 and Building 5302, there is currently a walking space. He suggested that the leaseholder be contacted to see if the walking area could be changed to a one-way street and to also reduce the speed to help with children on the street. Ms. Armstrong advised that staff would look into the suggestion.

Councillor Stevenson noted that when the properties were approved, there was a condition regarding traffic safety improvement at the corner.

Ms. Armstrong noted that there was a condition on both of the lots that required a contribution for intersection improvement for pedestrian safety, which the developers have made in the amount of \$50,000. Ms. Armstrong advised that she met with Engineering staff to determine options, and the intersection of Qulliq Court and Saputi Steet, as well as the base of Saputi Street, were reviewed.

Engineering staff were more supportive of making improvements at the base of Saputi Street because there are a lot of pedestrians in the area. She noted that the Transportation Master Plan indicates that there needs to be improvements to the intersection and perhaps the \$50,000 could be used towards safety improvements for walking, by either a link from Qulliq Court to an off-road walking trail or making safety improvements to Qulliq Court by widening the roadbed.

**g) Memo – Quarterly Development Activity Report – Q4 – 2021**

Michelle Armstrong, Planning Contractor, Northern Futures, presented the 2021 Fourth Quarter Development Activity Report.

6. **IN CAMERA SESSION**

( ) As per Section 22 (2) (a) CTV Act and By-law 526 Section 67

7. **ADJOURNMENT**

**Motion PD #22-08**

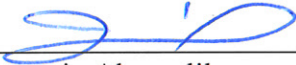
Moved by: Mayor Bell

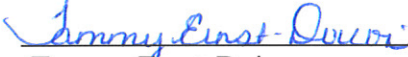
Seconded by: Councillor Flaherty

Committee adjourns at 6:46 p.m.

**Unanimously Carried**



  
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Joanasie Akumalik  
Chair

  
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Tammy Ernst-Doiron  
City Clerk

Approved by City Council on the 25<sup>th</sup> day of January 2022.