

**The Corporation of the City of Iqaluit
Minutes of a Public Hearing #01**

Held on Tuesday, the 11th day of February 2025, commencing at 5:36 p.m. at the City Council Chambers.

PRESENT FROM COUNCIL

Mayor Solomon Awa
Deputy Mayor Kimberly Smith
Councillor Amber Aglukark
Councillor Methusalah Kunuk
Councillor Kyle Sheppard

ABSENT

Alternate Deputy Mayor Harry Flaherty
Councillor Simon Nattaq
Councillor Romeyn Stevenson
Councillor Samuel Tilley

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Valerie Greene, Executive Assistant
Mathew Dodds, Director of Planning and Development
Reiko Kobayashi, City Planner
Riel Brouillette, City Planner
Dominik Gagné, Wellness Coordinator – Inuit Child First Initiative
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Mayor Awa called the Public Hearing to order.

- 1. By-law No. 1007, Amendment to Zoning By-law No. 899 – ZBA 24-006 – To Reduce Parking Minimums for Dwelling Units in the Core Area to One Stall per Three Dwelling Units with One Visitor Space per 15 Dwelling Units**

Samantha Toffolo, Planning Contractor, Northern Futures, presented By-law No. 1007, Amendment to Zoning By-law No. 899 – ZBA 24-006 – To Reduce Parking Minimums for Dwelling Units in the Core Area to One Stall per Three Dwelling Units with One Visitor Space per 15 Dwelling Units.

Mayor Awa asked if any representations or rulings were received by the Planning Department.

Ms. Toffolo advised that three written representations were received, which Ms. Toffolo then read.

Denise Hutchings - resident – Opposes the proposed parking reduction by-law

- Ongoing parking issues caused by insufficient spaces in existing developments
- City grants development permits without considering the long-term impact on parking
- Homeowners must deal with congestion and unauthorized vehicle use
- Reduced parking requirements will worsen traffic issues, create safety hazards and lead to more vehicles being parked indiscriminately
- Questions whether Council will address vehicle imports if parking continues to be inadequate

Birchcliff Development - developer – Supports the proposed by-law to reduce parking minimums

- Positive step toward creating a more sustainable and efficient use of land in the Core Area

5711 NU - company and active developer – Supports the proposed by-law to reduce parking minimums

- Initiative is an important step in fostering sustainable development while addressing the unique challenges of the growing city
- Parking requirements do not reflect Iqaluit's housing needs or transportation patterns
- Residents in the Core Area also work downtown and often walk or rely on taxis
- Given the proximity of central services, reducing parking requirements in the area makes sense
- Lowering parking limits allows for more efficient land use
 - Enabling the development of much needed housing and commercial spaces
 - Dedicating excessive land to under utilized parking
- Increasing allowable building height in parts of the Core Area was a positive step towards adding more housing units
 - Without parking reductions, developers may not be able to take full advantage of the height increases
 - More units being built over time will help stabilize and reduce rent and home prices
- Keeping current parking requirements will continue to limit housing supply and drive prices up
- Removing parking minimums could also help lower development costs, which are often passed on to renters and home buyers
- Any measure that supports more affordable housing should be a priority
- Change would promote pedestrian friendly environment
- Creates a vibrant and accessible downtown, while reducing the number of vehicles on the road
- Supports the City proposal to change the by-law, which will contribute to a more inclusive and sustainable community

Mayor Awa called for input from the public.

Ed Romanowski, President, Nunastar Properties, owner of Frobisher Inn and Astro Hill neighbourhood, indicated that there are approximately 800 residents in the residential and mixed-used buildings and 38 commercial operations that employs approximately 500 employees.

Mr. Romanowski supports the by-law to reduce parking minimums. He advised that in the summer and fall of 2024, a transportation engineering firm was hired to prepare a Traffic Impact Study at Astro Hill, which included examining parking at the Astro Hill complex upper area. The following are the results of the study:

- 197 parking stalls for residential and commercial tenants
 - Parking stalls exclude those designated and used by the Brown Building
- Over 200 residential units in the area
- Average peak utilization at Astro Hill is only 30 percent or 59 stalls
 - One stall per 3.4 dwelling units
- This supports the proposed changes to the by-law.


Mr. Romanowski noted that the proposed by-law to reduce parking minimums will also affect the future. He noted that the demand for parking will continue to drop with additional mixed-use development in the core area of the city. Mr. Romanowski commented that with the city growing, it is expected there will be public transit and various programs such as carpooling and car share services that will reduce the demand for parking.

Mayor Awa called for input from the public a second time.

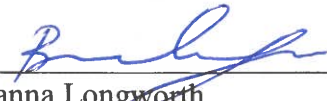
Mayor Awa called for input from the public a third and final time.

Hearing none, Mayor Awa deemed Public Hearing #01 closed at 5:45 p.m.





Mayor Solomon Awa
Chair



Brianna Longworth
City Clerk

Approved by City Council on the 25th day of February 2025.

