

**MINUTES  
CITY OF IQALUIT  
PLANNING AND DEVELOPMENT  
COMMITTEE OF THE WHOLE MEETING #03  
APRIL 19, 2022 at 6:08 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Councillor Joanasi Akumalik, Chair  
Mayor Kenny Bell  
Deputy Mayor Solomon Awa  
Councillor Ookalik Curley  
Councillor Simon Nattaq  
Councillor Romeyn Stevenson

**ABSENT**

Councillor Paul Quassa  
Councillor Kyle Sheppard

**PRESENT FROM ADMINISTRATION**

Amy Elgersma, Chief Administrative Officer  
Tammy Ernst-Doiron, City Clerk  
Katrina Sarmiento, Executive Assistant  
Aleksey Cameron, Communications and Customer Service Manager  
Michelle Armstrong, Planning Contractor, Northern Futures – via visual conference  
Samantha Toffolo, Planning Contractor, Northern Futures – via visual conference  
Kadence Bunke, Planning Contractor, Northern Futures – via visual conference

**ADOPTION OF AGENDA**

**Motion PD 22-17**

Moved by: Mayor Bell  
Seconded by: Councillor Stevenson

Adoption of agenda as presented.

**Unanimously Carried**

**1. MINUTES**

None

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

- a) Memorandum of Understanding between City and Nunastar for the Resolution of Astro Hill Land Issues

Ed Romanowski, President, Nunastar Properties Inc., made a presentation on the Astro Hill land issues and development opportunities to address the need for more housing in the community.

Mr. Romanowski noted that a presentation was made to the Committee in November 2021. Since then, City staff have worked with him to resolve issues so that planning and development can proceed for 250 plus residential units and 75,000 square feet of commercial space. He spoke in favour of the Memorandum of Understanding with the City and indicated that the proposed solutions are a significant cost to both the City and Nunastar.

Councillor Stevenson asked about the parking area for the Astro Hill Lookout. Mr. Romanowski explained that there are plans for additional parking by widening the land to add a row of parking.

Deputy Mayor Awa expressed concern that the building names be in Inuktitut. Mr. Romanowski explained that Inuktitut names have started to be used and the store in Astro Hill Place is using Inuktitut language and names. He also noted that staff are being trained to use basic Inuktitut greetings.

Deputy Mayor Awa explained his concern by using the example of (Astro Hill) Sky. The building would be named Shelia which is the Inuktitut word for sky. He advised that sky is not an Inuktitut word. He indicated that the Inuktitut syllabic is being used for literal translation.

Mr. Romanowski noted that he relies on other people to do the translation, and thanked Deputy Mayor Awa for the recommendation.

4. **DEFERRED BUSINESS AND TABLED ITEMS**

None

5. **NEW BUSINESS**

- a) **Quarterly Development Activity Report – Q1 2022**

Samantha Toffolo, Planning Contractor, Northern Futures, presented the 2022 Quarterly Development Activity Report for Quarter 1.

**Motion PD 22-18**

Moved by: Mayor Bell

Seconded by: Deputy Mayor Awa

Committee recommends that Council accept the 2022 Quarterly Development Activity Report for Quarter 1 as presented.

**Unanimously Carried**

**b) Request for Decision – Extend Construction Deadlines for Joamie Subdivision Leases**

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision to extend the lease construction deadlines for all the incomplete construction on lots in the Joamie Subdivision to December 31, 2023.

Ms. Armstrong noted that construction has been delayed due to the COVID-19 pandemic that caused material shortage, increased costs and labour shortages. She noted that there is a potential need for temporary sewage holding tanks for the developments, which will increase construction costs.

Ms. Armstrong pointed out that the Land Administration By-law has a maximum extension of one year. However, based on the unique circumstances of the pandemic, the extension is for a two-year period.

**Motion PD 22-19**

Moved by: Deputy Mayor Awa

Seconded by: Councillor Stevenson

Committee recommends that Council approve extensions to construction deadlines for leases for Lots 12 to 22 and 24 to 30, Plan 4716 in Joamie Subdivision to December 31, 2023 due to the COVID-19 pandemic.

**For – Awa, Curley, Nattaq, Stevenson  
Opposed – Bell  
Carried**

Councillor Stevenson noted that the lots included the price of road paving when the subdivision was complete. He asked if the City would incur increased paving costs if the construction deadline was extended.

Ms. Armstrong advised that it was anticipated that the road paving cost would increase, but the cost has not been determined.

Amy Elgersma, Chief Administrative Officer, noted that there are a number of road design projects in the Capital Plan, and it is hoped that the cost will be mitigated through a larger contract instead of several smaller contracts.

Deputy Mayor Awa asked if the motion could include the wording “due to the COVID-19 pandemic”. The seconder agreed to add this to the motion.

Mayor Bell was not in favour of the motion, as the subdivision was approved five years ago and there is a great need for housing.

Councillor Stevenson noted that at the meeting last week, he expressed concern that the lots were not being developed and expressed that construction should start or the lots be returned to the City. He asked if staff were confident that the sewer will be upgraded by December 31, 2023 to avoid using sewage holding tanks.

Ms. Elgersma indicated that Phase 2 sewer upgrades have been awarded and will be completed this year. She noted that staff will be requesting to upgrade the sewer in Phase 4 before Phase 3. She noted that Phase 4 is critical for developing Joamie Subdivision and is expected to be completed next summer.

Councillor Nattaq asked if the road by Joamie school will be a one-way street.

Ms. Armstrong explained that the road is designed as a two-way road and there are some restrictions on vehicle turning movements at the daycare.

**c) Request for Decision – Memorandum of Understanding between the City and Nunastar for the Resolution of Astro Hill Land Issues**

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision regarding the Memorandum of Understanding (MOU) between the City and Nunastar for the resolution of Astro Hill issues.

Ms. Armstrong noted that in November 2021, Nunastar presented a proposed solution to resolve three key land encroachment issues on Nunastar lands to facilitate the Astro Hill development. At that time, staff were directed to work with Nunastar and the result is the MOU. The purpose of the MOU is to guide the land transactions and the responsibilities of both parties. A flow chart has been developed outlining the key transactions and associated timelines, which are shown in Attachment 1.

Ms. Armstrong pointed out that there are three land issues:

- Palaugaa Drive encroachment on Nunastar leased lands
- Access to Building 511 encroaches on the L-shaped lot
- Nunastar is encroaching on the drive aisle along the creek side lots

Ms. Armstrong advised:

- That the lots created for the encroachments would be leased to Nunastar at assessed value.
- A portion of the L-shaped lot would be partially leased. A portion of the lot would be retained for the City to relocate the servicing infrastructure that is currently under the Astro Hill complex. The preliminary engineering design has been started.
- Palaugaa Drive would be realigned to create a new road right-of-way. Lot 21 would be transferred to the City and the house and other infrastructure on the lot would be demolished. Nunastar would be required to conduct an Environmental Site Assessment prior to the transfer.
  - A Development Agreement is required for Nunastar to remove all of the improvements from Lot 21 and to undertake all the construction work for the realignment of Palaugaa Drive to build to municipal standard.
    - The City has started the Palaugaa Drive Drainage and Upgrade Study and the design standard will be provided to Nunastar.
  - As part of the Development Agreement, the City would receive a letter of credit in the amount of \$300,000, which would be released back to Nunastar when the work was completed.
- There are various land transactions and the City's contribution net effect will be \$500,000.
  - The City will be required to carry out the legal survey to dedicate Lot 21 as a road parcel at a cost of \$10,000.
  - The Palaugaa Drive design will cost \$30,000 and is included in the Capital Spending Plan.

**Motion PD 22-20**

Moved by: Mayor Bell

Seconded by: Deputy Mayor Awa

Committee recommends that Council rescind motion 21-256 that Council refers the matter of Palaugaa Drive back to Administration, with the understanding that Council will not support an expenditure of funds on the design and/or completion of the realignment.

**Unanimously Carried**

Councillor Stevenson commented that over the years, some of the issues from poor or no planning has been resolved and he suggested that work be carried out to correct any other problems that affect lessees and development as quickly as possible.

Councillor Stevenson asked why the legal review on the MOU was not carried out prior to being presented to the Committee.

Ms. Elgersma explained that lawyers are aware and were involved in the development of the MOU, but the document was not able to be provided to them for review prior to the meeting.

**Motion PD 22-21**

Moved by: Mayor Bell

Seconded by: Councillor Stevenson

Committee recommends that Council approve the Memorandum of Understanding (MOU) for the resolution of historical encroachments in the Astro Hill development area, subject to legal review and to any amendments to the MOU that do not change the City's overall cash contribution or responsibilities as outlined in the MOU.

**Unanimously Carried**

Mayor Bell thanked all parties involved in finding a resolution so the Astro Hill development can take place and provide much needed housing units.

**d) Request for Decision – Survey Application No. SK 22-005 – Portion of Lot 10, Plan 576**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Survey Application No. SK 22-005 which relates to the MOU in the previous discussion. The Survey Application will subdivide Lot 10, Plan 576 into four lots that reflect the drive aisle for Buildings 353, 355 and 357, which will be leased to Nunastar.

**Motion PD 22-22**

Moved by: Mayor Bell

Seconded by: Councillor Stevenson

Committee recommends that Council approve Survey Sketch SK 22-005 to subdivide Lot 10, Plan 576 to create four small lots for lease as shown on the Sketch Plan in Attachment 2.

**Unanimously Carried**

**e) Request for Decision – Land Disposal By-law – Portion of Lot 10, Plan 576**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Land Disposal By-law for Parcels B to E on Survey Sketch Plan SK 22-005 that was just approved and relates to the MOU in the previous discussion.

**Motion PD 22-23**

Moved by: Mayor Bell  
Seconded by: Deputy Mayor Awa

Committee recommends that Council give First and Second Reading to a Land Disposal By-law for Parcels B to E as shown on Sketch Plan SK 22-005.

**Unanimously Carried**

Mayor Bell noted that the signature line on the by-law shows Kenneth and in previous by-laws it is Kenny. He suggested that the signature remain the same for all documents.

**f) Request for Decision – Zoning By-law Amendment Application No. ZBLA 22-002 First Reading of Amending By-law – Lot 10, Block 240, Provisional Plan 4621 (West 40)**

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for a Zoning By-law Amendment Application No. ZBLA 22-002 for Lot 10, Block 240, Provisional Plan 4621 in West 40.

Ms. Armstrong explained that “bar” is a defined use in the Zoning By-law and the applicant is seeking to amend the Zoning By-law to add “bar” as a permitted use. She advised that the amendment would allow an extension of the current brew pub, currently located at the brewery, and will better reflect the current use of the site. This amendment would increase the seating capacity from 60 to 96 seats.

**Motion PD 22-24**

Moved by: Mayor Bell  
Seconded by: Deputy Mayor Awa

Committee recommends that Council:

1. Give First Reading to the By-law to amend Zoning By-law No. 899 to replace “accessory tasting room” with “bar” in the permitted uses in the Heavy Industrial Special Exemption Zone 2 (M2(2)).
2. Direct staff to give public notice for a Public Hearing on a date to be determined by staff.

**For – Awa, Bell, Nattaq, Stevenson  
Opposed – Curley  
Carried**

Councillor Stevenson commented that the brew pub should act as a bar and he is in favour of the request. He noted that this is a roundabout way to fix the problem of building a bar in an industrial park and if a review of the General Plan was carried out,

this section could be zoned accordingly for a bar. He also asked if changing uses could have lasting negative effects.

Councillor Stevenson pointed out that legislature dictates that a review of the General Plan and Zoning By-law must be carried out in the past four years. He asked when the review would take place.

Ms. Armstrong advised that a comprehensive review of the General Plan and Zoning By-law is underway and it is anticipated that there will be a public review by the end of the year. She noted that over the next few months, there will be some draft changes once the first phase of the consultation is complete. She pointed out that there is opportunity to consider what changes may be needed for this area.

Ms. Armstrong felt it is better to keep the brewery in the Heavy Industrial Zone. She explained that this lot has special exceptions which allow permitted uses including caretaker unit, accessory retail and tasting room. The only thing that will change in the special exception zone is the addition of bar use and will only apply to this property. She explained that there is a risk to change the property to commercial because of the uses that are permitted in a Commercial Zone compared to a Heavy Industrial Zone.

Mayor Bell noted that there is a proposed patio for the lot and he supports patios in the city as currently under the *Nunavut Liquor Act*, patios are not allowable. He felt that by having options for residents to purchase and drink alcohol legally, it will become a normal occurrence and will help residents understand that there is no need to hide and cause disturbances from drinking excessively.

Ms. Elgersma advised that the consultants working on the review of the General Plan and Zoning By-law will be making a presentation to Council on May 3, 2022 and on May 4 to 5, 2022, consultation will be held with the public and a special consultation with elders.

**g) Request for Decision – Development Permit Application No. DP 22-005 and Request for Variance – Lot 763, Plan 1827 (Happy Valley)**

Kadence Bunke, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application No. DP 22-005 and Request for Variance for Lot 763, Plan 1827 in Happy Valley for the development of an accessory building for storage and workshop space.

Ms. Bunke explained that a variance is required to increase the gross floor area from 40 m<sup>2</sup> to 44.6 m<sup>2</sup>.

**Motion PD 22-25**

Moved by: Mayor Bell

Seconded by: Councillor Stevenson



Committee recommends that Council approve:

1. Development Permit Application DP 22-005 for Lot 763, Plan 1827 to permit the development of an accessory building, subject to the City's standard conditions, the special conditions in Attachment 1, and in accordance with the plans in Attachments 3 and 4.
2. A variance to Section 4.3 of Zoning By-law No. 899 to increase the maximum gross floor area from 40 m<sup>2</sup> to 44.6 m<sup>2</sup>.

**Unanimously Carried**

Councillor Nattaq understood that the building would be used as a workshop or training place and asked for clarification that there is only one entrance/exit and there is no emergency exit door. He wanted to ensure that everyone was safe when using the building.

Michelle Armstrong, Planning Contractor, Northern Futures, explained that this is an accessory building that will be used as a workshop and storage space and would not be a livable space. In terms of the Zoning By-law, the building does not meet the size requirements and a variance is needed. Ms. Armstrong pointed out that a building permit will be required and the Chief Building Official will advise if another door is required for building safety based on the Nunavut Building Code.

Mayor Bell clarified that the accessory building is not for a school, but a resident who wants a shed on their personal property, which requires a variance due to the size. He also pointed out that the shed has two doors - one large double door and a single door.

**h) Request for Decision – Survey Application No. SK 21-011 – Lot 17, Block 242, Plan 4716 (Joamie Court)**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Survey Application No. SK 21-011 for Lot 17, Block 242, Plan 4716 in Joamie Court to subdivide the existing lot to create two separate parcels.

Ms. Toffolo explained that each lot will have one semi-detached dwelling unit, one secondary suite and two parking spaces.

Ms. Toffolo pointed out that this request was presented to the Committee in November 2021 and was referred back to staff, as the building was under construction and concerns were raised that the building did not reflect the approved Development Permit as there was another secondary suite. She advised that the issues have been resolved and the applicant applied to amend the existing Development Permit to add a second secondary suite, which met the provisions of the by-law and was approved in March. As part of the conditions of the amended Development Permit, the lot has to be subdivided and is required as part of the Building Permit.

**Motion PD 22-26**

Moved by: Mayor Bell  
Seconded by: Councillor Stevenson

Committee recommends that Council refuse Survey Sketch 21-011 to subdivide Lot 17, Block 242, Plan 4716 into two parcels.

**Unanimously Carried**

Mayor Bell supports development, but developers must follow the by-laws and procedures and obtain the necessary approvals prior to construction.

Councillor Stevenson agrees with housing units in areas that are appropriate. He pointed out that Joamie Subdivision was designed for individual house lots and not for multi-unit buildings.

**i) Request for Decision – Survey Application No. SK 22-003 – Lot 11, Block 6, Plan 4400 (Apex)**

Kadence Bunke, Planning Contractor, Northern Futures, presented a Request for Decision for a Survey Application No. SK 22-003 for Lot 11, Block 6, Plan 4400 in Apex to subdivide into four parcels with each having one row dwelling unit.

**Motion PD 22-27**

Moved by: Mayor Bell  
Seconded by: Councillor Stevenson

Committee recommends that Council approve Survey Sketch 22-003 to subdivide Lot 11, Block 6, Plan 4400 into four parcels as shown on the Sketch Plan in Attachment 2.

**Unanimously Carried**

**j) Request for Decision – Land Use Permit Application No. LUP 22-002 – Portion of Lot 982, Plan 4331**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for a Land Use Permit Application No. LUP 22-002 on a portion of Lot 982, Plan 4331 for 1.4 hectares in the West 40, which will be used to stockpile aggregate material.

**Motion PD 22-28**

Moved by: Councillor Stevenson  
Seconded by: Mayor Bell

Committee recommends that Council:

1. Approve the Land Use Permit Application LUP 22-002 to permit occupancy of a 1.4-hectare portion of Lot 982, Plan 4331 as shown on the Land Use Permit Area Map in Attachment 1, for a term of 25 months commencing May 1, 2022 and terminating June 30, 2024, and subject to the conditions in Attachment 2.
2. Set the land rental fee in accordance with the Land Use Permit Fee Policy and the amount be set at 7.5 percent of the value of the land to be charged annually.

**Unanimously Carried**

Councillor Stevenson noted that a solution to fix the road must be found.

Deputy Mayor Awa noted that he was opposed to the recommendation as survey work must be carried out, the road needs to be fixed and a discussion must be held regarding the deep sea port and the requirement to widen the road to transport sea cans.

Mayor Bell clarified that the property was legally transferred to the City and the lots were surveyed prior to being transferred. Mayor Bell agreed that the road needs to be repaired, which will require several million dollars. He noted that the lot will be leased for 25 months, expiring on June 30, 2024.

Amy Elgersma, Chief Administrative Officer, advised that an application was submitted to the National Trades Corridor Fund for road upgrades. She also noted that based on comments by Council regarding the widening of the road, the design work has been completed and the design has allowed for some widening and some pull-off areas to check loads.

Ms. Elgersma pointed out that in relation to the Land Use Permit request, an allowance has been made for any road widening and has been considered for this particular lot, and the applicant has been made aware of this. She noted that the material being stored on the site is the remaining material from the deep sea port project. Staff conducted a site visit with the contractor to review options, and the proposed lot is the best option.

Deputy Mayor Awa hoped that in the future, there would not be a request to buy back some of the lot because of road construction. He suggested that the lot be reduced by a couple of metres.

Mayor Bell left the room during the discussion, however, he returned to the meeting for the vote on the motion.

**k) Request for Decision – Amendment to Water & Sewer Development Charge By-law No. 873**

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision to amend the Water & Sewer Development Charge By-law No. 873. She noted that four scenarios and several variations were presented to the Committee in February.

At that meeting, staff were directed to only consider scenarios where all of the projects would be funded, variations based on the number of years charges would be collected and the percentage of the capital cost that would be recovered.

Ms. Armstrong explained that projects were selected based on currently being at capacity. She presented various scenarios based on 100, 75, 50 and 25 percent cost recovery, with recovery periods of 10 and 15 years.

Councillor Nattaq pointed out that the by-law has the former mayor's name.

Tammy Ernst-Doiron, City Clerk, explained that the Water & Sewer Development Charge By-law No. 873 was passed when the former mayor was in power.

Councillor Stevenson pointed out that the Committee must decide on what scenario to use.

Mayor Bell expressed that it is a difficult decision. He noted that it has a financial impact on developing in the Arctic, which is already expensive. He felt that the recovery period should be 15 years.

Amy Elgersma, Chief Administrative Officer, pointed out that Project F - Plateau is a newer subdivision, but the density has increased considerably based on the original design.

**Motion PD 22-29**

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Awa

Committee recommends that Council direct staff to bring forward an amendment to the Water and Sewer Development Charge By-law No. 873 that reflects 50 percent cost recovery over a 15-year period.

**Unanimously Carried**

**6. IN CAMERA SESSION**

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

**7. ADJOURNMENT**

**Motion PD 22-30**


Moved by: Mayor Bell


Seconded by: Councillor Stevenson

Committee adjourns at 7:51 p.m.

**Unanimously Carried**



  
\_\_\_\_\_  
Joanasie Akumalik  
Chair

  
\_\_\_\_\_  
Tammy Ernst-Doiron  
City Clerk

Approved by City Council on the 26th day of April, 2022.

