

**CITY OF IQALUIT  
SPECIAL CITY COUNCIL MEETING #30  
NOVEMBER 25, 2022 at 12:00 noon  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Mayor Solomon Awa  
Deputy Mayor Kyle Sheppard  
Councillor Ookalik Curley  
Councillor Simon Nattaq  
Councillor Paul Quassa  
Councillor Kimberly Smith – via teleconference  
Councillor Romeyn Stevenson  
Councillor Samuel Tilley

**PRESENT FROM ADMINISTRATION**

Rod Mugford, Acting Chief Administrative Officer  
Tammy Ernst-Doiron, City Clerk  
Katrina Sarmiento, Executive Assistant  
Sumon Ghosh, Director of Engineering and Capital Planning  
Livete Ataguyuk, Community Communication Liaison  
Jeanie Eeseemailee, Senior Interpreter/Translator  
Simon Doiron, Director of Public Works

**MOMENT OF SILENCE**

Mayor Awa opened the meeting at 12:00 noon with a prayer.

**SWEARING IN**

None

**ADOPTION OF AGENDA**

Councillor Stevenson and Councillor Curley were not present at this time.

**Motion #22-437**

Moved by: Councillor Quassa  
Seconded by: Deputy Mayor Sheppard

Adoption of agenda as presented.

**Unanimously Carried**

1. **MINUTES**

None

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

None

4. **AWARDS AND RECOGNITIONS**

None

5. **STATEMENTS**

None

6. **DEFERRED BUSINESS AND TABLED ITEMS**

None

7. **BY-LAWS**

a) **First Reading of By-law(s)**

None

b) **Second Reading of By-law(s)**

None

c) **Third Reading of By-law(s)**

None

8. **OLD BUSINESS**

None

9. **NEW BUSINESS**

a) **Nova Builders (Developer for JAM) – Engineering and Capital Projects**

Councillor Stevenson and Councillor Curley arrived during the discussion.

Sumon Ghosh, Director of Engineering and Capital Planning, provided the following information regarding the Development Application for Nova Builders:

- In 2016, a Development Permit Application was submitted for a four-storey hotel.
- In 2018, another Development Permit Application was submitted. The applicant was advised that certain conditions were required to be met in relation to water and sewer service connections.
- The building was not constructed and the Development Permit expired on July 27, 2020.
- In 2021, a Development Permit Application showed service connections for water and sewer at the nearest concrete manhole, being MH68.
  - This was not accepted by the City as it did not meet the Municipal Design Guidelines.
- In May 2022, the developer submitted a proposal to install a new concrete or HDPE manhole close to MH68 and then connect into MH68.
  - This was not accepted by the City as it did not meet the Municipal Design Guidelines.
  - Advised that a metal access vault was required for a building with a sprinkler system.
- The developer provided a revised proposal to modify the connections inside MH68.
  - This was reviewed by the Engineering and Public Works Department, who advised that this was acceptable as a temporary solution, but could not be a permanent solution.
- The developer requested the contractor to install the temporary fix, but due to the risk, the contractor would not complete the work.
- On November 11, 2022, the latest drawings were submitted showing a temporary connection directly to the water mains using certain valves, which will be protected by vertical corrugated steel pipes.
  - This submission was reviewed, signed and stamped by a professional engineer.
- Engineering and Public Works Department decided that this submission could be accepted as a temporary solution on the following conditions:
  - Allows for a maximum period of one year from the date of the approval for the developer to install a metal access vault and relocate the temporary service lines with a permanent connection inside the access vault.
  - The developer will obtain a modified Development Permit, if required, and connection and disconnection permit, as required, during the temporary fix, as well as the permanent installation inside the access vault, at a later date.
  - Notwithstanding the one-year period from the date of installation of the temporary fix, the developer will cover the risk of potential damages that may occur while operating the temporary service connection until such period that the permanent fix is installed.

- The developer will financially be responsible for any operational issues that may arise, including but not limited to, freeze-ups or leaks.
- The developer will be responsible for removal of the “T” that is placed as a temporary measure.
- The developer will contribute 50 percent of the cost for fabrication, supply, transportation, installation and commissioning of the access vault, while the City will contribute the remaining 50 percent.
- Building Occupancy Permit shall be obtained from the relevant authorities.
- Pursuant to the developer’s acceptance of these conditions, Option 1 is being recommended.

Mr. Ghosh explained that the recommendation is partly based on the fact that guests have been served at the boarding house. He noted that without the approval, guests cannot be accommodated.

Mr. Ghosh advised that the approximate cost is \$300,000 for the access vault only and does not include design and other details.

**Motion #22-438**

Moved by: Deputy Mayor Sheppard  
Seconded by: Councillor Stevenson

Council agrees that Nova Builders (Developer for JAM) can temporarily connect directly to the water mains using certain valves, provided that the conditions outlined by the Engineering and Public Works Department are followed.

**Unanimously Carried**

Councillor Quassa asked if the developer would install the metal access vault within the year. Mr. Ghosh advised that the developer would be required to provide a written acceptance of the conditions.

Deputy Mayor Sheppard commented that JAM Hotel would provide services for medical travellers from other communities. He noted that part of the problem is that MH68 is rotted out and not suitable for new additions. Deputy Mayor Sheppard was in favour of the temporary connection provided the developer accepts the conditions.

Councillor Nattaq expressed concern that the building would be safe and easily accessible. He asked if the Department of Health would provide funding towards the upgrade.

Mr. Ghosh commented that staff can explore funding options for the 50 percent cost to upgrade the access vault.

Rod Mugford, Acting Chief Administrative Officer, advised that upgrading the access vault is an improvement to infrastructure. He indicated that staff would explore funding availability.

Deputy Mayor Sheppard noted that the access vault upgrade would be part of the 2024 Capital Spending Plan, which provides staff time to explore funding options.

Councillor Stevenson noted that with larger developments in the city, there is a mechanism to ensure that improvements are funded by the developer to the area around the development. He asked what the developer would be adding to the area.

Mr. Ghosh advised that staff would review the file to determine what the developer would be adding to the area and report the findings to Council.

Deputy Mayor Sheppard noted that a Change of Use application would have to be submitted to change the building from a hotel to a medical boarding home. He noted that the conditions of the existing Development Permit could be reviewed and any necessary changes made to the new Development Permit.

Councillor Nattaq pointed out that staff were asked some questions, which they were not able to answer without further review. He expressed concern that not all of the information was available to make a decision.

Mayor Awa explained that the answers to the questions would not affect the temporary solution for the water connection.

**10. COMMITTEE REPORTS**

None

**11. CORRESPONDENCE**

None

**12. IN CAMERA SESSION**

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

**13. ADJOURNMENT**

**Motion #22-439**

Moved by: Councillor Quassa

Seconded by: Deputy Mayor Sheppard

Council adjourns at 12:23 p.m.

**Unanimously Carried**



A handwritten signature in blue ink, appearing to be "Solomon Awa", written over a horizontal line.

Solomon Awa  
Mayor

A handwritten signature in blue ink, appearing to be "Tammy Ernst-Doiron", written over a horizontal line.

Tammy Ernst-Doiron  
City Clerk

Approved by City Council on the 13th day of December 2022.