

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #04
APRIL 16, 2024 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

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

ABSENT

Mayor Solomon Awa

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Tammy Ernst-Doiron, City Clerk
Brianna Longworth, Deputy City Clerk
Katrina Sarmiento, Executive Assistant
Jeanie Eeseemailee, Senior Interpreter/Translator
Mathew Dodds, Director of Planning and Development
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference
Michelle Armstrong, Planning Contractor, Northern Futures – via teleconference

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

ADOPTION OF AGENDA

Motion PD 24-20

Moved by: Councillor Tilley
Seconded by: Councillor Aglukark

Adoption of agenda as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

Councillor Tilley declared a conflict of interest due to a personal relationship regarding:

5. New Business
 - b) Request for Decision – Development Permit Application DP 24-012, Request for Variance, Survey Sketch Approval – Lot 974 and 975, Plan 4200 (Core Area)

Councillor Sheppard declared a conflict of interest due to a work relationship regarding:

5. New Business
 - c) Request for Decision – Development Permit and Variance Application DP 24-006 – Lot 972, Provisional Plan (Core Area)

3. DELEGATIONS

a) **Non-Profit Organization Request for Land**

Sam Tutanuak, Board of Directors' Chair, and Victoria Perron, Artistic Director, Alianait Entertainment Group, were in attendance to make a presentation requesting land. The following are the highlights from Mr. Tutanuak's presentation:

- Provides art and culture in the community and Nunavut
- Place to store equipment with easy access
- Provide free to low-cost concerts that are accessible to the whole community
- Work collaboratively with the Nunavut Black History Society, African Decent Society and other art groups in Iqaluit
- Events are alcohol-free and family oriented
- Provide free community workshops, technical training and volunteer opportunities for youth
- Help organize Canada Day celebrations in the community for many years
- Provide the best northern music festival
- Requesting a parcel of land that is secure with easy truck access to store the set and three sea cans
 - Have an affordable land lease
 - Capacity for power hookup to keep the space heated for sensitive equipment

The following are highlights from Ms. Perron's presentation:

- Provided background on the festival, which started in 2005 as a community project
- Over the years, had office space in three different locations
- Always look for affordable space that can accommodate needs
- Additional equipment is acquired to make the festival better, which requires additional storage
- Building at the current location has been sold and the lease will not be renewed
 - There is a shed on the current site that Alianait can have, providing it is relocated.

- Unable to find another location that is large enough to store equipment with easy access
- Lease with the City provides a long-term solution

4. **DEFERRED BUSINESS AND TABLED ITEMS**

None

5. **NEW BUSINESS**

a) **Quarterly Development Activity Report – 2024 – Quarter 1**

Mathew Dodds, Director of Planning and Development, presented the Quarterly Development Activity Report – 2024 for Quarter 1.

Alternate Deputy Mayor Flaherty noted that staff were working on development applications at various stages of the approval process. He asked that future Quarterly Reports include the proposed developments.

Mr. Dodds clarified that projections can be included in future Quarterly Reports. He also explained that staff were developing an online portal, which can be accessed by the public to provide transparency on active applications.

Motion PD 24-21

Moved by: Alternate Deputy Mayor Flaherty

Seconded by: Councillor Tilley

Committee recommends that Council accept the Quarterly Development Activity Report – 2024 for Quarter 1 as presented.

Unanimously Carried

b) **Request for Decision – Development Permit Application DP 24-012, Request for Variance, Survey Sketch Approval – Lot 974 and 975, Plan 4200 (Core Area)**

Councillor Tilley declared a conflict of interest and left the room.

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Development Permit Application DP 24-012 for approval of a Mixed-use Building, Request for Variance and Survey Sketch approval for Lots 974 and 975, Plan 4200.

Mr. Dodds pointed out that the Development Permit Application was presented at the last meeting and was referred back to staff for further review regarding the Site Plan as it relates to the number of driveway entrances and narrow drive aisles. Mr. Dodds advised that the Site Plan concerns had been addressed.

Mr. Dodds reviewed the application and the following are the highlights:

- Lot is narrow
- Mixed-use building
 - Commercial space on ground level
 - Twelve units with two-bedrooms
 - Twenty-four units with one bedroom
- Two metre road widening to accommodate water and sewer infrastructure
- Addition of four snowmobile parking stalls with raised parking services
- Addition of bicycle parking
- Four-storeys
 - Requires a variance to permit an additional storey
- Parking reduction is required due to the changes staff requested to the Site Plan
- Outstanding application requirements
 - Grading and Drainage Plan
 - Site Servicing Plan to connect the building to water and sewer
 - Responsibility of off-site infrastructure if deemed necessary by the Engineering Department
- Notice of Variance to increase the height of the building to allow for an extra storey was distributed to property owners and tenants within the radius of the development site
 - No objections or complaints were received from property owners or tenants
- Variances
 - Height variance will allow for an additional storey
 - Parking variance
 - Changes to the Site Plan provides for a pedestrian layout and includes bicycle and snowmobile parking
 - Aligns with Housing Action Plan to support more housing and reduce parking requirements
 - Reduces number of parking stalls from 24 to 21
 - Snowmobile parking is not included in the total number of parking stalls
- Outstanding arrears must be paid by the developer when they acquire the site
 - Developer owns a number of properties in Iqaluit that have a combined significant amount of arrears
 - Developer has been recently working with staff to ensure they are paid

Motion PD 24-22

Moved by: Councillor Sheppard

Seconded by: Councillor Aglukark

Committee recommends that Council approve:

1. Development Permit Application DP 24-012 for Lots 974 and 975, Plan 4200 to permit the development of a mixed-use commercial and residential building, subject to the Special Conditions, the City's Standard Conditions, and in accordance with the plans in Attachment 3.
2. Variances to Section 15.5 of Zoning By-law No. 899 to permit buildings up to 15 metres/4 storeys and Section 6.1 of Zoning By-law No. 899 to reduce the car parking minimum for this development from 24 stalls to 21 stalls.
3. Survey Sketch SK 24-002.

Unanimously Carried

Following the vote, Councillor Tilley returned to the meeting.

**c) Request for Decision – Development Permit and Variance Application
DP 24-006 – Lot 972, Provisional Plan (Core Area)**

Councillor Sheppard declared a conflict of interest and left the room.

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Development Permit Application DP 24-006 and Request for Variance for a Provisional Plan, Lot 972. The following are the highlights of the presentation:

- Consolidation of two lots
- Development will have 16 units
 - Eight units with 3 bedrooms and 2.5 bathrooms
 - Eight units with 2 bedrooms and 2 bathrooms
 - Two commercial units on the ground level
- Variance required for height
 - Zoning allows for three storeys and development is five storeys
 - Increase building height in Core Area where it can be reasonably supported
- Conditions
 - Servicing Impact Study for adequate water and sewer in the area
 - If not adequate, interim holding tanks will have to be used or deferring the development.
 - Shared drive aisle
 - There are two other adjacent developments, which would create a cluster of drive aisles.
 - Opportunity to see if the three developers would collaborate and create a shared drive aisle in the middle of all three development sites
 - Preliminary agreement with all three developers
 - Will create a safer design for pedestrians and vehicular traffic

- Easement Agreement and Cost-sharing Agreement is required and must be finalized before September 2024, to go forward with the shared drive aisle concept
- If the shared drive aisle concept is finalized, a variance will have to be approved to reduce the parking requirement from 12 stalls to nine stalls
- Will allow for significant amount of outdoor storage space under the development covered parking area
 - Can be used for ATV and/or snowmobile storage or other storage
- Reviewed the various plans in Attachment 4

Motion PD 24-23

Moved by: Councillor Stevenson

Seconded by: Councillor Tilley

Committee recommends that Council approve:

1. Development Permit Application DP 24-006 for Lot 972, Provisional Plan, to permit the development of a mixed-use commercial and residential building, subject to the Special Conditions, the City’s Standard Conditions, and in accordance with the plans in Attachment 3.
2. Variance to Section 15.5 of Zoning By-law No. 899 to permit buildings up to 16 metres/5 storeys.
3. Variance to Section 6.1 of Zoning By-law No. 899 to conditionally reduce the car parking minimum for this development from 12 stalls to 9 stalls, subject to a finalized Shared Drive Aisle Agreement approved by the Director of Planning and Development before September 2024.

Unanimously Carried

Following the vote, Councillor Sheppard returned to the meeting.

d) Request for Decision – Survey Sketch SK 24-003 and Land Disposal for Non-Profit Organization

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Survey Sketch SK 24-003 and Land Disposal for Non-profit Organization. Mr. Dodds noted that this was in relation to the presentation made earlier by representatives from Alianait Entertainment Group. The following are the highlights of the presentation:

- January 2023, Council amended the Land Administration By-law to allow the disposal of land to non-profit organizations
- Staff considered various options and identified a suitable area of land in the West 40 south portion of Akilliq Drive
 - Small parcel of land – 1,300 square metres
- Pending Survey Sketch and Land Disposal approval

- Staff will request the Commissioner to establish a sketch lease until the land becomes surveyed municipal land and the lease will be changed to a municipal lease
- Lease rental rates are based on rental lease policy, which is approximately \$2,000 to \$3,000 per year

Councillor Sheppard noted that the specific area does not have a long-term plan for the layout and access, which could be considered as a transportation corridor to the deep sea port. He asked if consideration had been given to a long-term temporary lease instead of a permanent lease until a long-term plan had been created for the area.

Mr. Dodds noted that some planning work had started on the area. He advised that staff considered both a standard lease and temporary land lease permit and the applicant wanted to have a long-term permanent area. Mr. Dodds explained that the parcel of land is a wedge between a corner of undevelopable land and is a small area. He pointed out that the group would access the area a few times a year when large events were held.

Alternate Deputy Mayor Flaherty noted that last fall, areas in the West 40 were designated for large industrial and dog teams. He commented that the proposed site was not in a good location and asked if consideration had been given to another site.

Alternate Deputy Mayor Flaherty reiterated the importance of master planning for land use instead of identifying individual lots for leases.

Mr. Dodds clarified that last fall, Council approved surveying land in the West 40, which is a different area than the lot being proposed. He noted that staff generally agreed that land should be surveyed prior to being disposed, but in this case, it is a matter of timing as the applicant must vacate their current lease.

Mr. Dodds reiterated that the parcel of land would be used for storage only and accessed a few times a year. Prior to presenting the Request for Decision to the Committee, staff presented the proposed location to the applicant and they agreed with the location.

Councillor Stevenson asked what other sites were considered by staff. He pointed out that during the presentation, it was indicated that power to the site was required, and he asked if the group was considering combining office and storage space and whether that would change the lease.

Mr. Dodds advised that staff considered various locations that could accommodate power and would not contradict the surrounding area visually, which included land on Upper Base Road and along the road to Apex. He noted that staff were cognizant of areas that were being designed for subdivisions and planned areas for future growth. Mr. Dodds pointed out that both staff and the applicant were concerned about Upper Base Road being steep and being serviced during winter months.

Mr. Dodds explained that if the applicant wanted to change the use to include office space, they would be required to obtain a Development Permit to allow office space and the current zoning would not permit an office space.

Motion PD 24-24

Moved by: Councillor Tilley

Seconded by: Councillor Sheppard

Committee recommends that Council:

1. Approve Survey Sketch SK 24-003.
2. Give First and Second Reading to the Land Disposal By-law in Attachment 3.
3. Direct staff to request that the Commissioner dispose of SK 24-003 to Alianait Entertainment Group, with a lease rental rate of 1.5 percent of the Trucked Service Area lot price established in the Standard Lease and Temporary Lease Rental Policy.

Unanimously Carried

e) Request for Decision – General Plan Amendment GPA 23-004 and Zoning By-law Amendment ZBA 23-008 – Lots 903 to 905, Plan 2996 (North 40)

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for General Plan Amendment GPA 23-004 and Zoning By-law Amendment ZBA 23-008 for Lots 902 to 905, Plan 2996 (North 40) to redesignate and rezone three eight-storey buildings. The following are the highlights:

- Committee discussed at the November 2023 meeting and directed staff to hold a community meeting on the proposed amendments and then proceed with First Reading of the amending by-laws
- Community meeting was held in January 2024
 - Many of the comments and concerns can be addressed under the future Development Permit Application
- Applicant is working on a complete package to submit a Development Permit Application
- Following the community meeting, staff discussed concerns and determined that there should be a change to the Zoning By-law Amendment.
 - Require a minimum percentage of two- and three-bedroom units in the development
 - Development is significant and would allow up to 435 dwelling units
 - Considered important to have a good mix of housing in the development
 - Change would require at least five percent of the units to be three bedrooms or more
 - Maximum of 50 percent of the units to be smaller units such as studio and/or one-bedroom units
 - Proposal exceeds this standard and the applicant does not object to including the change in the amending by-law

- Due to the change in the amending by-law, staff wanted to present the amendment for approval prior to First Reading and Public Hearing
- Plans have been updated since November 2023
 - Revised Site Plan showing parking layout, pedestrian links and open space
 - Floor plans have been revised to reflect the reduction in the number of units and include larger units
 - Site Servicing Assessment was received to confirm that there is reserve sewer capacity to service the Inuit Owned Lands, which is pursuant to the City's Development Agreement with the Qikiqtani Business Development Corporation that was signed in 2019
 - Preliminary Traffic Assessment was received and the full assessment is underway with traffic counts and observations being carried out this week
 - Full Traffic Impact Study will be received in the coming weeks
 - Studies were requested to support the Development Permit Application, but not a requirement for the amending by-laws

Motion PD 24-25

Moved by: Councillor Sheppard

Seconded by: Councillor Stevenson

Committee recommends that Council:

1. Give First Reading to the amending by-law to General Plan By-law No. 898 to:
 - a. Redesignate Lots 903 to 905, Plan 2996 from Light Industrial to Core area;
 - b. Remove the Federal Road Special Policy Overlay.
2. Give First Reading to the amending by-law to Zoning By-law No. 899 to rezone Lots 903 to 905, Plan 2996 from Light Industrial Zone, Special Exception 1 (M1(1)) to Central Business Zone, Special Exception 7 (B1[h32](7)).
3. Direct staff to give public notice for a Public Hearing on a date to be determined by staff.

Unanimously Carried

Alternate Deputy Mayor Flaherty advised that the Request for Decision did not include information that there would be a reference to Inuit Owned Lands, and therefore he did not declare a conflict of interest.

Alternate Deputy Mayor Flaherty noted that the next agenda item was in regard to the Zoning By-law Amendment for increased building heights to allow four, five and six storey buildings. He asked if the proposed eight storey development would be included in the Zoning By-law Amendment.

Deputy Mayor Smith pointed out that Inuit Owned Lands were referenced on page two of the Request for Decision under Site Servicing Assessment.

Ms. Armstrong explained that the next agenda item was in regard to changing building heights in certain areas of the city. She noted that the proposed development was not part of the areas being considered to increase building height.

Ms. Armstrong noted that the Inuit Owned Land across from the proposed development was already zoned to allow for eight storeys, and the proposed development would have a site-specific amendment to allow for eight storeys. Ms. Armstrong explained that the proposed development would be located in an area that had a special policy in the General Plan and therefore was not included in the Zoning By-law Amendment for building heights.

Alternate Deputy Mayor Flaherty felt that the Zoning By-law Amendment should also designate an area for eight-storey development.

Councillor Stevenson asked about the other concerns that were addressed at the community meeting.

Ms. Armstrong explained that the concerns from the community meeting could be dealt with during the Development Permit Application stage and would be considered site planning issues. She pointed out that Third and Final Reading of the Zoning By-law Amendment would not take place until Council had reviewed and approved the Development Permit Application, which would include site planning.

Ms. Armstrong noted that a Zoning By-law Amendment would ensure that there was a consistency of requiring a mix of bedroom units in significant developments.

Councillor Stevenson was pleased to see that the developer had included on-site storage.

f) Request for Decision – Zoning By-law Amendment ZBA 24-002 – Support Increased Height

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Zoning By-law Amendment ZBA 24-002 to support increased height. The following are the highlights:

- Initiative 2 of the Housing Accelerator Fund Application
- Amendment will increase permitted heights
 - Four storeys – ATCO Loop and the Core Area along Allangua Street and Niuraivik Lane
 - Five storeys – along the western side of Queen Elizabeth Way between Mivvik Street and NorthMart
 - Six storeys – within Astro Hill, along Nikku Lane, and a portion of Palaugaa Drive
- Excludes any area where the height permitted:
 - Already has four storeys
 - Already taller than four storeys

- Areas that currently have ongoing Zoning By-law Amendments that create exception zones
- Completion of a Fire Needs Assessment, which is ongoing
- Servicing constraints and the need to align increased heights with available servicing capacity
- Clause will be added to the provisions of the Zoning By-law that clearly identifies that any height and density increase will be contingent on emergency services capacity to service the building, and servicing capacity of the sewer and water system
- Minimum lot area and unit density were simplified
- Definition of site coverage was added that allows the building footprint to cover a maximum area of 75 percent of the lot

Motion PD 24-26

Moved by: Councillor Sheppard

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Give First Reading to the amending by-law to Zoning By-law No. 899 in Attachment 2 to increase the permitted building heights in the Core Area.
2. Direct staff to give public notice for a Public Hearing on a date to be determined by staff.

Unanimously Carried

Councillor Stevenson asked why the side of the street where the former post office and Hunters and Trappers Organization, and Arctic College is located was not included in the zone.

Ms. Toffolo explained that the area is within the Capital District Overlay and is a commercial zone. She noted that staff can consider height increases that would respect the Capital District Zone as well as along the eastern side of Queen Elizabeth Way.

g) Request for Decision – Naming of New Street

Mathew Dodds, Director of Planning and Development, presented a Request for Decision to Name a New Street where the Nunavut Recovery Centre was being constructed. Mr. Dodds noted the following:

- Street Naming By-law No. 555
 - Council may select the street name or propose street names for the public to vote on
 - Must adhere to the policy direction and implications
 - Includes a list of future names for Council’s consideration
- Name must end in “road”.
- Road forms part of a future subdivision plan that was discussed in 2014

Councillor Sheppard contacted the Aqqusariaq Development Team who consulted the Cultural and Lived Experience Advisory Committee regarding the name of the road and they provided several suggestions for the road name. Councillor Sheppard wanted to put forward the suggested road names.

Several councillors felt the road name should be voted on by the residents.

Councillor Stevenson pointed out that there would always be roads that needed to be named and staff must manage naming the road. He agreed that three or four names be suggested and residents can vote on Facebook, online and to also consult with elders.

Councillors provided Mr. Dodds with suggested road names.

Motion PD 24-27

Moved by: Councillor Stevenson

Seconded by: Councillor Aglukark

Committee recommends that Council direct staff to conduct a vote on Facebook, online, and in consultation with elders to vote on a road name.

Unanimously Carried

6. IN CAMERA SESSION

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

7. ADJOURNMENT

Motion PD 24-28

Moved by: Councillor Tilley

Seconded by: Councillor Stevenson

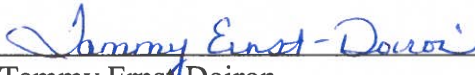
Committee adjourns at 7:37 p.m.

Unanimously Carried





Deputy Mayor Kimberly Smith
Chair



Tammy Ernst-Doiron
City Clerk

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