

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #04
APRIL 18, 2023 at 6:02 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Councillor Kimberly Smith, Chair
Deputy Mayor Kyle Sheppard – via teleconference
Councillor Swany Amarapala
Councillor Romeyn Stevenson
Councillor Samuel Tilley

ABSENT

Mayor Solomon Awa
Councillor Ookalik Curley
Councillor Simon Nattaq
Councillor Paul Quassa

PRESENT FROM ADMINISTRATION

Rod Mugford, Acting Chief Administrative Officer
Tammy Ernst-Doiron, City Clerk
Kent Driscoll, Communications and Customer Service Manager
Jeanie Eeseemailee, Senior Interpreter/Translator
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference
Michelle Armstrong, Planning Contractor, Northern Futures – via teleconference

Councillor Smith opened the meeting at 6:02 p.m.

ADOPTION OF AGENDA

Motion PD 23-18

Moved by: Councillor Amarapala
Seconded by: Councillor Stevenson

Adoption of agenda as presented.

Unanimously Carried

1. **MINUTES**

None

2. DECLARATION OF INTEREST

Councillor Tilley declared a conflict of interest regarding:

5. New Business
 - b) Request for Decision – Development Permit Application DP 23-014 – Lots 505 and 506, Plan 914 (Core Area)

Deputy Mayor Sheppard declared a conflict of interest regarding:

5. New Business
 - c) Request for Decision – Development Permit Application DP 23-013 – Lot 10, Block 240, Provisional Plan 4621 (West 40)

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- a) **Quarterly Development Activity Report – 2023 – Quarter 1**

Samantha Toffolo, Planning Contractor, Northern Futures, presented the Quarterly Development Activity Report – 2023 for Quarter 1.

Motion PD 23-19

Moved by: Councillor Stevenson

Seconded by: Councillor Amarapala

Committee recommends that Council accept the 2023 First Quarter Development Activity Report as presented.

Unanimously Carried

- b) **Request for Decision – Development Permit Application DP 23-014 – Lots 505 and 506, Plan 914 (Core Area)**

Councillor Tilley declared a conflict of interest.

Samantha Toffolo, Planning Contractor, Northern Futures, clarified that the lessee is 5380 Nunavut Ltd. and the applicant is 5437 Nunavut Ltd. Ms. Toffolo advised that the Development Permit, if approved, would be issued to 5437 Nunavut Ltd.

Ms. Toffolo presented a Request for Decision for Development Permit Application DP 23-014 to construct a 4-storey mixed use building with 27 dwelling units and a 298 m² retail store on the main floor.

Ms. Toffolo noted that the applicant previously applied for a Zoning By-law Amendment to permit an all-residential building at the location, which was denied. The application being presented includes main floor commercial and larger residential units.

Ms. Toffolo explained that two variances were required:

- To permit one accessible space next to the entrance of the commercial space on Iglulik Drive
- To reduce the front yard setback from 3 metres to 2.1 metres at the corner of the intersection

Ms. Toffolo advised that in order to meet the fire code and sprinkler system requirements, the developer would be required to install a hydrant at the nearest access vault, which is AV 270. She explained that the access vault would not support the level of connection and would need to be replaced. Ms. Toffolo noted that as a special condition, the developer would be responsible for ordering and installing the new access vault as it is needed to accommodate the development. The City would contribute up to \$150,000 toward the cost of the access vault, with the funds from the Land Development Fund.

Ms. Toffolo explained that another Development Permit Application had been received for the adjacent lot, which would also connect to AV 270. It is intended to collect funds for the access vault from the development, which will cover the City's cost. The applicant has been advised of the potential condition and has not raised any issues.

Ms. Toffolo commented that it is becoming more of an issue, where larger scale developments require the replacement of an access vault. Planning staff are discussing with the Public Works and Engineering staff to establish a potential policy for replacing access vaults and the associated cost.

Motion PD 23-20

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Stevenson

Committee recommends that Council approve:

1. Development Permit Application DP 23-014 to construct a mixed-use building on Lots 505 and 506, Plan 914, subject to the City's standard conditions, the special conditions in Attachment 2, and in accordance with the plans in Attachment 3.
2. Variance to Section 6.6 of Zoning By-law No. 899 to permit one accessible parking space that accesses the road directly by pulling in and out.
3. Variance to Section 15.5 of Zoning By-law No. 899 to reduce the front yard setback in the B1 Zone from 3 metres to 2.1 metres to accommodate a vestibule entrance to the commercial space.

Unanimously Carried

c) Request for Decision – Development Permit Application DP 23-013 – Lot 10, Block 240, Provisional Plan 4621 (West 40)

Deputy Mayor Sheppard declared a conflict of interest.

Michelle Armstrong, Planning Contractor, Northern Futures, noted that Jason Oldham, General Manager, Nunavut Brewing Company Ltd., was in attendance in the gallery and could answer any specific questions related to the application.

Ms. Armstrong presented a Request for Decision for two Development Permit Applications. The first application was for the construction of two warehouse buildings at the south end of the current brewery site, with a total area of approximately 2,000 m² of floor area. She explained that three variances were required to permit the storage buildings.

Ms. Armstrong explained that part of the application is to permit a change of use to permit the bar, which was approved in a Zoning By-law amendment last year.

Ms. Armstrong presented the second Development Permit Application, which was a temporary Development Permit Application that could be approved for up to five years for a use that may not specifically be allowed in the zone. She explained that the applicant wants to construct the two storage buildings at the same time but does not have an immediate use for one of the storage buildings. The applicant would like to lease the second storage building to other users until the applicant requires the use for the space.

Ms. Armstrong explained the three variances:

- Reduce the rear yard setback by 1 metre
- Reduce the front yard setback by 3 metres, which only affects a small corner of the building
- Reduce the interior yard setback by 1.5 metres

Ms. Armstrong advised that Notices of Variances were sent to the surrounding lessees. The Government of Nunavut Parks Department was contacted to determine if there were any concerns regarding the reduced setbacks and they had no objections to the variances.

Ms. Armstrong noted that correspondence was received from an adjacent lessee with questions about access and future plans and a response was being drafted by Public Works staff.

Councillor Stevenson provided history on the reasons why the brewery was located in the Industrial Zone.

Councillor Stevenson expressed concern that the lot should not be included in the Industrial Zone and should be zoned differently.

Ms. Armstrong advised that the lot has been flagged to be reviewed during the comprehensive review of the land designations in the General Plan, and the Industrial Zone definitions and how they are applied to sites are under review.

Councillor Stevenson noted that the storage building would be adjacent to the territorial park and asked if any consideration was given to construction of a privacy fence or beautification of the storage building.

Ms. Armstrong explained that the storage building would have polar white metal panels. She noted that all of the seacans would be removed from the site, which would be replaced by the two buildings. She commented that the zone does not require fencing and staff have not proposed fencing due to the location and snow drifting.

Ms. Armstrong explained that the Zoning By-law and General Plan does not address building colour, but suggested for consistency, the buildings could be the same colour as the brewery and it would be up to the applicant to make that decision.

Councillor Stevenson commented that consideration be given to both the interior and the exterior of the building while making the business a part of the community.

Councillor Amarapala suggested that an artist could paint a mural or artwork for beautification of the building that abuts the territorial park.

Motion PD 23-21

Moved by: Councillor Stevenson

Seconded by: Councillor Amarapala

Committee recommends that Council approve:

1. Development Permit Application DP 23-013 for Lot 10, Block 240, Plan 2641 in the West 40 to construct two new accessory storage buildings and a change of use to “bar”, subject to the City’s standard conditions, the special conditions in Attachment 2, and as shown on the plans in Attachment 3.
2. Variance to Section 20.3 of Zoning By-law No. 899 to reduce the minimum front yard setback from 6 metres to 3 metres.
3. Variance to Section 20.4 of Zoning By-law No. 899 to reduce the minimum rear yard setback abutting an Open Area Zone from 12 metres to 11 metres, and the minimum interior yard setback abutting an Open Area Zone from 12 metres to 10.5 metres.
4. Temporary Development Permit Application DP 23-015 for Lot 10, Block 240, Plan 2641 in the West 40 to allow the temporary use of Building B2 as a “warehouse” for a period of five years, subject to the special conditions in Attachment 4.

Unanimously Carried

6. **IN CAMERA SESSION**

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

7. **ADJOURNMENT**


Motion PD 23-22

Moved by: Councillor Amarapala
Seconded by: Councillor Stevenson


Committee adjourns at 6:30 p.m.

Unanimously Carried





Kimberly Smith
Chair



Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 25th day of April 2023.