The Corporation of the City of Iqaluit Minutes of a Public Hearing #04

Held on Tuesday, the 23rd day of July 2024, commencing at 5:45 p.m. at the City Council Chambers.

PRESENT FROM COUNCIL

Mayor Solomon Awa
Deputy Mayor Kimberly Smith
Alternate Deputy Mayor Harry Flaherty, via teleconference
Councillor Amber Aglukark
Councillor Methusalah Kunuk
Councillor Kyle Sheppard
Councillor Romeyn Stevenson

ABSENT

Councillor Simon Nattaq Councillor Samuel Tilley

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, Acting City Clerk/Deputy City Clerk
Katrina Sarmiento, Acting Deputy City Clerk/Executive Assistant
Jeanie Eeseemailee, Senior Interpreter/Translator
Livete Ataguyuk, Community Communications Liaison
Mathew Dodds, Director of Planning and Development
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Mayor Awa called the Public Hearing to order. He noted that the subdivision project north of Sivumugiaq Street (behind the hotel) had been postponed and was no longer on this evening's agenda.

1. By-law No. 988, Amendment to General Plan By-law No. 898 [GPA 24-002]
To redesignate two infill areas in Tundra Ridge from Open Space to
Residential Community and Amend the Text of 7.4 to Permit the Expansion of
Trucked Services

Mathew Dodds, Director of Planning and Development, presented By-law No. 988, Amendment to General Plan By-law No. 898 [GPA 24-002] to redesignate two infill areas in Tundra Ridge from open space to residential community and amend the text of 7.4 to permit the expansion of trucked services.

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

Mathew Dodds, Director of Planning and Development advised that the City received six submissions. Mr. Dodds indicated that staff conducted community engagement for the project.

Mr. Dodds summarized the engagement results as follows:

- Project has been posted in the online engagement portal, advertised with bulletins around town
- Staff delivered public notices to the surrounding leaseholders
- Staff received comments via e-mail and had one-on-one meetings back in the spring with three neighbours adjacent to the area
- Met with construction stakeholders
- Had general conversations with those interested in single family development and contacted people on the waiting list for single family lots
- Several themes emerged in the engagement process:
 - o Residents are generally excited about single family homes
 - Received positive feedback on the idea of constructed homes for sale, rather than vacant lots
 - o Some residents expressed the desire for vacant lots
 - o Residents looked forward to the opportunity to be engaged later on in the process
 - o Names and contact information of those residents have been recorded and they will provide input later on in the process
 - Some contractors expressed the need for secure building foundations in this area
 - Feedback on the swampiness of the area below the middle school was received and will be studied further if the project proceeds
 - Snowmobile racing community has areas adjacent to the infill area below the middle school, however, the areas do not directly overlap but planning may be needed to manage the interaction
 - Residents along Nanuq Crescent, whose homes overlook one of the infill areas across from the Inuit Heritage Trust, are generally opposed to the development of that particular area, including concerns with the obstruction of their views, loss of greenspace, concerns of ATV and snowmobile trails being compromised and overcrowding of local schools.
 - o Staff discussed the benefits of infill and found the benefits were generally appreciated by residents in the broader community
 - o Received six formal written representations

Mr. Dodds read the formal written representations as follows:

- Concerns submitted from Francesco Borromini:
 - Requests reconsideration of the motion to rezone the lands across from the Inuit Heritage Trust
 - o Acknowledged the need for housing
 - Urged the City to take a broader view in planning new neighbourhoods,
 rather than using the remaining small patches of tundra

- o Highlighted the challenges of the site in question
- Noted that if water and sewer trucking is an option, larger and less complex sites should be considered to avoid overcrowding and preserve greenspaces
- o Emphasized the importance of integrating housing with natural landscapes
- Hopes the City will explore larger-scale development sites that have previously been discussed
- Concerns submitted from Phyllis Kanayuk:
 - o Resident of Iqaluit for five years, living at Lot Number 16, Tundra Ridge
 - Indicated that it is a busy time for Inuit and the Public Hearing this evening may lack representation from Inuit
 - Noted that the Government of Nunavut and the Government of Canada avoid public consultations during the summer
 - Opposes the expansion for several reasons:
 - Infrastructure and costs
 - School Capacity
 - Snow Accumulation
 - Greenspace
 - Snowmobiling Trail
 - Reminded Council that the City halted development in this area in the early 2000s and had valid reasons for doing so
 - O Urges the consideration of a more efficient use of funds
- Concerns submitted from Neil Henderson:
 - o Recently purchased a home in Tundra Ridge last year
 - o Emphasizes the importance of the existing greenspace near their home
 - o Many important activities take place in this area
 - Only accessible trail in this area
 - Suggests that housing could be developed in alternative locations
 - O Strongly opposes the project for several reasons:
 - Infrastructure costs
 - School Capacity
 - Snow Accumulation
 - Greenspace
 - Snowmobile Trail
 - Developer Concerns
 - Reminded Council that the City halted development in this area in the early 2000s and had valid reasons for doing so
 - Suggests the funds could be better used for new infrastructure in another suitable location and hopes the needs of local residents will be prioritized
- Concerns submitted from Letia Obed:
 - o Inuk, homeowner, lifelong resident of Iqaluit
 - Expressed opposition for several reasons:
 - Increased Density and Development

- Loss of almost all remaining open spaces in Tundra Ridge
- Lot beside Letia's home has already been infilled by the City
- Previous consultations have not aligned with the final developments
- Public Notice provided during the week of July 8, 2024 lacked clarity and the location of new roads and the two pictures on the front and back caused confusion. Staff corrected this in their reminder notices on July 22, 2024, only one day before the comment deadline.
- Concerned about holding public consultations in the summer
- City should update its Land Administration By-law and include provisions for public housing in the Plateau Subdivision before proceeding with new amendments
- Proposed untested approach for development in current subdivision requires more rigorous evaluation
- New developments should occur in areas with proposed extensions of piped water and sewer services, rather than in locations without utilidor
- Joamie School is at capacity
- Purchase price of Letia's lot included a premium for views, low density and open spaces
- Requests information on compensation for the loss of these attributes if the development proceeds
- Reduction in open space will impact property values
- Proposed development will reduce already limited accessibility for ATV and snowmobile trails in Tundra Ridge
- Urges the City to consider alternate locations for much-needed housing that will address these concerns
- Concerns submitted from Shannon Hessian:
 - o Resident of Igaluit since 1991
 - o Former City Recreation Department employee
 - Highlights that she and her family actively use the greenspaces throughout the city, including the proposed development area
 - Notes discrepancies in the notification maps received on July 8 and July
 19, causing confusion
 - o Emphasizes the historical importance of the area
 - o Points out the area is a wet zone
 - Urges Council to explore alternative options for housing development that preserves this important greenspace and its recreation value for the community
- Concerns submitted from an Anonymous Resident from Tundra Ridge:
 - o Expressed opposition for several reasons:

- Some residents in Tundra Ridge did not receive notification about the development, highlighting an oversight with procedures and notification
- Area is a significant pathway for snowmobiles
- Area is marshy
- Proposed development area is the only nearby greenspace for many activities and is therefore concerned about the loss of this valuable community asset
- Questions whether the development will include public housing and its impact
- Suggested considering other areas such as the Platuea Subdivision or road to Apex, which already have piped infrastructure

Mayor Awa called for input from the public, noting that two individuals had asked to speak.

Patrick McDermott, via Zoom, reiterated the concerns about the timing of the Public Hearing. He stated that he felt the development would have some negative impacts on the Tundra Ridge area. He indicated that he hoped this step tonight was a first step of many steps.

Mr. McDermott noted that he thinks the City Council has to address a number of concerns first before making any decision on the development in the Tundra Ridge area.

Mr. McDermott was under the impression that the proposed area was identified as greenspace and it has always been used as greenspace for as long as he has been living there. He noted that the area was frequently used for many activities. He as well stated that there is quite a bit of water that runs through in the springtime and much of the area is very swampy in the summertime.

He indicated that he does not believe there is any bedrock under the area and therefore any houses that are developed there will not settle very well. He stated that this could create structural and financial issues for anyone who will own those houses later on.

Mr. McDermott went on to say that in the wintertime, the embankment is used to dump the snow from driveways and any new development will impede this.

Mr. McDermott noted his concerns over the type of plan that Council was using from a long-term perspective as to how development will continue with the growth of Iqaluit. He inquired as to what consideration there has been in development on the road towards Apex, above the AWG, which seems to be a larger area to develop more housing.

Mr. McDermott suggested that there needs to be a set of priorities as to what areas Council will develop first. He indicated that he was under the impression that there would be no development areas where there was going to be only trucked water.

Mr., McDermott expressed concerns about the following:

- Construction that will impact residents on these particular roads
- Would it be more feasible to develop areas that will have a lesser impact?
- Area behind the hotel is a fairly large area and would have a lesser impact on residents
- Concern about property values and whether the taxpayers in Iqaluit are being considered
- Asked if residents of Tundra Valley are being considered as this development impacts them

Mr. McDermott noted that tonight is a great first step. He hoped that more people could have their input on this development when they are back in Iqaluit and not away on the land or on vacation.

He stated that social housing was important and none of these proposals indicated the number of public versus private housing units that will be developed or whether these will be single family dwellings or multi-family dwellings. He indicated he felt that needed to be part of the discussion before a final decision was made.

Andrew Card, who was in the gallery, stated that he was a small family who was looking for a home in Iqaluit. He noted that he was excited about the opportunity to potentially have a home anywhere in the city. He stated that he hears everyone's concerns with the area and the impacts, however, he noted that being a person who is looking for a house, the opportunity was exciting.

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

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

2. By-law No. 989, Amendment to Zoning By-law No. 899 [ZBA 24-004]
To Rezone Two Infill Areas in Tundra Ridge from Open Area to Low Density
Residential Trucked Services

Mathew Dodds, Director of Planning and Development, presented By-law No. 989, Amendment to Zoning By-law No. 899 [ZBA 24-004] to rezone two infill areas in Tundra Ridge from open area to low density residential trucked services.

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

Mr. Dodds advised that no representations or rulings were received by the Planning Department. He indicated the item related to and was approved with the previous item, By-law No. 988, and comments were not received separately.

Mayor Awa called for input from the public.

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 #04 closed at 6:15 p.m.

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Mayor Solomon Awa Chair

Brianna Longworth Acting City Clerk

Approved by City Council on the 13th day of August 2024.