

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #05
JUNE 21, 2022 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Alternative Deputy Mayor Kyle Sheppard, Chair
Mayor Kenny Bell
Councillor Simon Nattaq
Councillor Paul Quassa
Councillor Romeyn Stevenson

ABSENT

Deputy Mayor Solomon Awa
Councillor Joanasie Akumalik
Councillor Ookalik Curley

PRESENT FROM ADMINISTRATION

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

Mayor Bell called the meeting to order and explained that the Chair was not present and the Committee had to appoint a chair for the meeting.

Motion PD 22-44

Moved by: Mayor Bell
Seconded by: Councillor Stevenson

Alternative Deputy Mayor Kyle Sheppard be appointed chair.

Unanimously Carried

Alternative Deputy Mayor Kyle Sheppard assumed the role of Chair for the meeting.

ADOPTION OF AGENDA

Motion PD 22-45

Moved by: Councillor Quassa
Seconded by: Councillor Stevenson

Adoption of agenda as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- a) **Request for Decision – Development Permit No. DP 22-021 – Lot 1, Block 202, Plan 2721 (North 40)**

Kadence Bunke, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application No. 22-021 to construct a new two-storey building at the Municipal works yard located at 1549 Federal Road. The new building will accommodate City offices, inventory, expand the equipment storage/garage and work yard operations in the North 40.

Motion PD 22-46

Moved by: Mayor Bell
Seconded by: Councillor Stevenson

Committee recommends that Council approve Development Permit Application DP 22-021 for Lot 1, Block 202, Plan 2721 to permit the development of a two-storey maintenance and office space facility, subject to the City's standard conditions, the special conditions in Attachment 1 and in accordance with the plans in Attachment 3.

Unanimously Carried

Councillor Stevenson asked the timeline for construction.

Amy Elgersma, Chief Administrative Officer, explained that recently, Council approved the pre-purchase of the thermosiphon materials for the Operations Centre foundation installation. She pointed out that the recommendation to approve the Development Permit application will be presented at the next Council meeting and depends on Council's decision as to whether or not the project will go ahead.

Councillor Quassa asked what offices would be relocated to the new Operations Centre.

Ms. Elgersma advised that the Operations Centre would include the consolidated staff space for Department of Public Works; Department of Engineering, as this department will be expanding; Planning Department and Municipal Enforcement. She indicated that most of the offices are currently located at Building 901 above the Arnaitok Arena, and other locations. She noted that the building would house the equipment fleet and inventory that is currently difficult to manage, as it is located at multiple locations in the city. Ms. Elgersma pointed out that the building will have a generator so it can operate during an emergency or long-term power failures.

Councillor Nattaq asked the total cost of the Operations Centre. Ms. Elgersma explained that Council would have to approve the Development Permit application and the cost of the Operations Centre would be discussed at Council.

Alternative Deputy Mayor Sheppard pointed out that the project was approved in the Capital Spending Plan and asked the budget amount that was approved.

Ms. Elgersma advised that the entire project has a \$16 million budget and the construction cost of \$9.6 million has been approved for this fiscal year.

b) Request for Decision – Development Permit Application No. DP 22-018 and Request for Variance – Lot 749, Plan 1827 (Happy Valley)

Gale Hagblom, City Planner, presented a Request for Decision for Development Permit Application No. DP 22-018 and Request for Variance to convert the existing single detached dwelling to a duplex by constructing a partial second storey on Lot 749, Plan 1827 in Happy Valley.

Ms. Hagblom explained that two variances are required:

- To reduce the lot frontage from 18 metres to 13.8 metres
- To reduce the interior side yard setback from three metres to 2.1 metres and 1.8 metres

Motion PD 22-47

Moved by: Councillor Quassa

Seconded by: Mayor Bell

Committee recommends that Council approve:

1. Development Permit Application DP 22-018 for Lot 749, Plan 1827 to permit the development of a second storey duplex addition, subject to the City's standard conditions and in accordance with the plans in Attachment 3.
2. Variance to Section 8.5 of the Zoning By-law to reduce the minimum lot frontage from 18 metres to 13.8 metres.
3. Variance to Section 8.5 of the Zoning By-law to reduce the minimum interior side yard setback from three metres to 1.8 metres and 2.1 metres.

Unanimously Carried

Councillor Stevenson noted that there is space at the back of the lot and asked why the renovations require side yard setbacks.

Ms. Hagblom noted that the setbacks for a duplex are different than a single-family dwelling.

c) Request for Decision – Zoning By-law Amendment No. ZBA 22-003 First Reading of Amending By-law – Lot 119, Block 674 (Core Ara)

Frances Ikeno, owner, Higher Experience, was present via teleconference.

Kadence Bunke, Planning Contractor, Northern Futures, presented a Request for Decision for a site-specific Zoning By-law amendment to permit the development of a cannabis retail store in Building 760 on Queen Elizabeth Way.

Ms. Bunke noted that if the rezoning was approved, a Development Permit would be required at a later date, at which time implications to the Zoning By-law would be reviewed.

Ms. Bunke pointed out that the General Plan policy implications regarding retail sale of cannabis shall only be permitted in the B1 and B2 zones, subject to a site-specific zoning amendment and must be set back an appropriate distance from conflicting land uses, which include residential, institutional, recreation uses, bars and other cannabis stores. She noted that the General Plan does not define an appropriate distance.

Ms. Bunke advised that Building 760 is located:

- Directly next to the Inuusirvik Wellness Hub
- 100 metres from the Lower Base playground
- 150 metres from the Nakasuk School playground

Motion PD 22-48

Moved by: Mayor Bell

Seconded by: Councillor Quassa

Committee recommends that Council approve First Reading to the By-law to amend Zoning By-law No. 899 to rezone Lot 119, Plan 674 from Central Business Zone (B1[h13]) to Central Business Zone, Special Exception Zone 5 (B1(5)[h13]) to permit a cannabis establishment.

**For –Bell, Stevenson, Quassa
Opposed – Nattaq
Carried**

Councillor Nattaq expressed concern that Building 760 is too close to the school and NorthMart.

**d) Request for Decision – Repeal and Replace Sewer and Water
Development Charge By-law No. 873 – First Reading of By-law No. 940**

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision to repeal and replace the Sewer and Water Development Charge By-law No. 873 with First Reading of By-law No. 940.

Ms. Armstrong noted that this item was presented to the Committee in February and April, at which time the Committee considered different scenarios to revise the Sewer and Water Development Charges under By-law No. 873. At the April meeting, the Committee recommended to Council a scenario where 50 percent of the cost of all at-capacity sewer projects are recovered over a 15-year period.

Ms. Armstrong pointed out that there has been an increase in applications for additions to existing residential dwelling units and secondary suites, and the by-law includes a development charge for residential additions and secondary suites, as the increase affects the sewer flow.

Motion PD 22-49

Moved by: Mayor Bell

Seconded by: Councillor Stevenson

Committee recommends that Council give First and Second Reading to Sewer and Water Development Charge By-law in Attachment 2.

Unanimously Carried

6. IN CAMERA SESSION

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

7. ADJOURNMENT

Motion PD 22-50

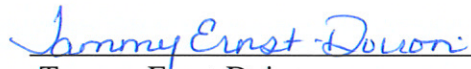
Moved by: Mayor Bell
Seconded by: Councillor Stevenson

Committee adjourns at 6:21 p.m.

Unanimously Carried




A/ Deputy Mayor Kyle Sheppard
Chair


Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 28th day of June, 2022.