

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #09
OCTOBER 18, 2022 at 6:12 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Acting Mayor Solomon Awa, Chair
Deputy Mayor Kyle Sheppard
Councillor Ookalik Curley
Councillor Paul Quassa
Councillor Kimberly Smith
Councillor Romeyn Stevenson

ABSENT

Councillor Simon Nattaq

PRESENT FROM ADMINISTRATION

Amy Elgersma, Chief Administrative Officer
Rod Mugford, Municipal Enforcement Chief/Acting Chief Administrative Officer
Tammy Ernst-Doiron, City Clerk
Jeanie Eeseemailee, Senior Interpreter/Translator
Kadence Bunke, Planning Contractor, Northern Futures
Samantha Toffolo, Planning Contractor, Northern Futures

Acting Mayor Awa opened the meeting at 6:12 p.m. and Councillor Quassa said a prayer.

ADOPTION OF AGENDA

Remove:

- 5. New Business
 - f) Request for Decision – Transportation Master Plan – Adoption

Motion PD 22-68

Moved by: Councillor Quassa
Seconded by: Councillor Stevenson

Adoption of agenda as amended.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

Councillor Sheppard declared a conflict of interest regarding:

5. New Business

- c) Request for Decision – Lease Construction Timelines Extension – Lot 20, Block 3, Plan 4611 (Apex)
- d) Request for Decision – Development Permit Application No. 22-035 and Request for Variances – Lot 20, Block 3, Plan 4611 (Apex)

3. DELEGATIONS

a) Amaruq Hunters and Trappers Association

Ben Kovic, a member of the Amaruq Hunters and Trappers Association, was in attendance. Mr. Kovic noted that for the past four years, the deep-sea port and small craft harbour were constructed. He expressed concern regarding the boulders at the small craft harbour, which were placed for safety reasons. He indicated that the placement of the boulders makes the dock a beautification dock and not a working dock, which is needed by the community and hunters.

Mr. Kovic suggested that the City work with the Government of Nunavut to remove the boulders from the side of the parking lot towards the water to provide a place for boats to depart. He proposed that fencing be installed, which could be opened for boating departure.

Acting Mayor Awa advised that this matter would be discussed later on the agenda.

Councillor Stevenson noted that he was on the Planning Committee for the small craft harbour and noted that everyone was pleased when the rocks were removed providing access to the water. He advised that the Planning Committee did not want the rocks, however, they were advised that the rocks were required.

Councillor Stevenson was in favour to have the rocks removed. He indicated that the project was carried out by the Government of Nunavut and the City could lobby the Government of Nunavut to have them removed. He commented that the rocks do not make the space safer. They make the space unusable.

Mr. Kovic commented that the snowmobile trail system has to be monitored regarding old sleds and motors, which should be removed. He indicated that there are also rocks on the beach that need to be removed as they are in the way for snowmobiles.

Acting Mayor Awa noted that Council is aware of the issue and concerned about the access road.

b) Elders' Housing Project in Iqaluit (Kuugalaak Triangle)

Anne Crawford and Annie Nattaq, Representatives on behalf of Pairijait Tigumiaktikkut, were in attendance regarding a project the Society is working on with Canada Mortgage and Housing Corporation (CMHC) to develop housing for elders.

Ms. Crawford noted that base financial support in the amount of \$250,000 has been received to start developing the project. She indicated that funding resources are potentially available without taking away from housing corporations or other territorial projects.

Ms. Crawford explained that this would not be an elders' facility, but housing to accommodate elders, along with community space. The goal is to have row housing with exterior doors and back doors into common spaces. There will be one-bedroom units and some clusters with common kitchens. The final details are currently being developed.

Annie Nattaq explained that elders are being sent south and they want to stay in a comfortable space, live close to home on the land and in the community with familiar surroundings.

Councillor Quassa supported the project as it is very much needed. He noted that there is currently elders' housing. He inquired as to the location of this development.

Ms. Crawford explained the location of the development and explained that the Society has an agreement to obtain the two houses. The Housing Corporation has agreed that the land where the old houses were torn down can be used as an equity contribution towards the project.

Ms. Crawford noted that the tip of the triangle piece of land is owned by the City and not large enough to build on. Should the project be successful, a future request would be made to obtain the triangle tip of land from the City.

Ms. Crawford indicated that a request would be made to reduce the number of parking spaces as there will not be many people who will have vehicles. She noted that the Society operates a van service for elders.

Ms. Crawford advised that the development will be one utility and one owner, so studies will consider all the roads in the area to determine if they are all necessary. She indicated that it may be practical to close one road, which would also provide additional space for the facility.

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

a) Verbal Update – Small Craft Harbour

Samantha Toffolo, Planning Contractor, Northern Futures, provided an update on the boulders at the small craft harbour. She advised that staff met with the project manager and representatives from the Government of Nunavut and it was agreed that the boulders should be removed from the inside of the lot.

Ms. Toffolo received confirmation from the Government of Nunavut that the process has been started and a contractor is being secured to remove the boulders.

Ms. Toffolo noted that the initial Development Permit was approved with bollards along the perimeter of the site to prevent pull in and back out parking, which is required under the Zoning By-law. She indicated that a new Development Permit Application will be required and the traffic flow on the site will be reviewed.

Ms. Toffolo explained that the Zoning By-law requires a landscaped strip to separate a parking area from the road when there is more than three parking spaces, which will prevent the pull in and back out parking. She indicated that the best safety options for the site will be considered. She noted that if a variance is required, it will be presented to the Committee for approval.

Councillor Stevenson asked that the parking proposal be presented to the Committee to allow the Committee to have input on the parking solution.

Ms. Toffolo advised that the Development Permit Application, including the planned parking proposal, would be presented to the Committee to review.

Councillor Quassa asked that the Amaruq Hunters and Trappers Association be advised of this information. Ms. Toffolo advised that the information would be sent to the Association prior to being presented to the Committee.

b) Quarterly Development Activity Report – Q3 2022

Samantha Toffolo, Planning Contractor, Northern Futures, presented the 2022 Quarterly Development Activity Report for Quarter 3.

c) Request for Decision – Lease Construction Timelines Extension – Lot 20, Block 3, Plan 4611 (Apex)

Councillor Sheppard declared a conflict of interest.

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for extension of lease construction timeline for Lot 20, Block 3, Plan 4611 in Apex.

Ms. Toffolo explained that an extension was required as the lessee did not complete the required improvements under the lease by the established deadline of August 1, 2019. She noted that the approved Development Permit expired in 2020 before construction was completed.

Ms. Toffolo pointed out that the Land Administration By-law allows Council to grant a 12-month extension to the construction completion provided the lessee has met the requirements. The City is also permitted under the Land Administration By-law to impose a penalty not to exceed ten percent of the parcel price.

Motion PD 22-69

Moved by: Councillor Stevenson
Seconded by: Councillor Quassa

Committee recommends that Council:

1. Approve a 12-month construction deadline extension to complete the improvements by August 1, 2023 for Lot 20, Block 3, Plan 4611.
2. Apply a five percent penalty in the amount of \$3,551.50 as a condition of extension.

Unanimously Carried

d) Request for Decision – Development Permit Application No. DP 22-035 and Request for Variances – Lot 20, Block 3, Plan 4611 (Apex)

Councillor Sheppard declared a conflict of interest.

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application No. DP 22-035 and Request for Variance to develop a one-storey semi-detached building with two three-bedroom dwelling units.

Ms. Toffolo explained that two variances were required:

- Reduce the minimum lot frontage from 24 metres to 12.5 metres
- Reduce the rear yard setback from 6 metres to 3.9 metres

Motion PD 22-70

Moved by: Councillor Quassa
Seconded by: Councillor Stevenson

Committee recommends that Council approve:

1. Development Permit Application No. DP 22-035 for Lot 20, Block 3, Plan 4611 to permit the development of two semi-detached units, subject to the City's standard conditions, the attached special conditions, and in accordance with the plans in Attachment 3.
2. Variance to Section 9.4 of Zoning By-law No. 899 to reduce the rear yard setback from 6 metres to 3.9 metres.
3. Variance to Section 9.6 of Zoning By-law No. 899 to reduce the minimum lot frontage from 24 metres to 12.5 metres.

Unanimously Carried

e) Request for Decision – Development Permit Application No. DP 22-039 and Request for Variances – Lot 1, Block 228, Plan 3480 (North 40)

Kadence Bunke, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application No. DP 22-039 and Request for Variances to expand the existing Iqaluit Storage facility by constructing a second storey on top of the existing self-storage units. She noted that the application includes three sea cans that are currently on the property but were not approved as part of the previous Development Permit.

Ms. Bunke explained that three variances were required and were approved for the original Development Permit:

- Reduce the front yard setback from 6 metres to 3 metres
- Reduce the interior side yard setback from 3 metres to 1 metre
- Reduce the rear yard setback from 6 metres to 1 metre

Motion PD 22-71

Moved by: Deputy Mayor Sheppard
Seconded by: Councillor Quassa

Committee recommends that Council approve:

1. Development Permit Application No. DP 22-039 to allow the expansion of self-storage units, subject to the City's standard conditions, the special conditions of approval in Attachment 1, and as shown on the plans in Attachment 3.
2. Variances to Section 19.4 of Zoning By-law No. 899 in order to accommodate the proposed development:
 - a. Reduce the required front yard setback from 6 metres to 3 metres
 - b. Reduce the required interior side yard setback from 3 metres to 1 metre
 - c. Reduce the required rear yard setback from 6 metres to 1 metre.

Unanimously Carried

Deputy Mayor Sheppard clarified that the variances were the same and no additional variances have been added. Ms. Bunke advised that the same three variances applied to both Development Permit Applications.

f) Request for Decision – Transportation Master Plan

This item was removed from the agenda.

g) Request for Decision – Housing Action Plan – Approval of 2023 Priority Actions

Samantha Toffolo, Planning Contractor, Northern Futures, explained that the Housing Action Plan requires an annual review, including progress updates and planning for upcoming actions. A table was provided to summarize the key strategies and associated deliverables identified in the Housing Action Plan. Staff have identified priority actions that should be implemented in 2023.

Ms. Toffolo noted that several actions are ongoing as part of General Plan and Zoning By-law comprehensive review. She pointed out that work is ongoing to address the water and sewer infrastructure barriers to increase housing development that were identified in the Housing Action Plan.

Ms. Toffolo advised that there were several actions that required additional budget or direction to be completed in 2023.

Motion PD 22-72

Moved by: Deputy Mayor Sheppard
Seconded by: Councillor Quassa

Committee recommends that Council direct staff to undertake the Housing Action Plan priority action items for 2023 as identified in Attachment 1.

Unanimously Carried

Councillor Stevenson commented that the Parking Utilization Study should have been completed prior to reviewing the parking requirements.

6. IN CAMERA SESSION

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

7. **ADJOURNMENT**

Motion PD 22-73

Moved by: Councillor Quassa
Seconded by: Deputy Mayor Sheppard

Committee adjourns at 7:00 p.m.

Unanimously Carried



Handwritten signature of Solomon Awa in blue ink.

Solomon Awa
Chair

Handwritten signature of Tammy Ernst-Doiron in blue ink.

Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 25th day of October 2022.