

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #09
NOVEMBER 21, 2023 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Deputy Mayor Kimberly Smith, Chair
Mayor Solomon Awa
Alternate Deputy Mayor Harry Flaherty – via teleconference
Councillor Methusalah Kunuk
Councillor Simon Nattaq
Councillor Romeyn Stevenson
Councillor Samuel Tilley

ABSENT

Councillor Kyle Sheppard

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Tammy Ernst-Doiron, City Clerk
Brianna Longworth, Deputy City Clerk
Jeanie Eeseemailee, Senior Interpreter/Translator
Kent Driscoll, Communications and Customer Service Manager
Mathew Dodds, City Planner
Deborah Nakawungu, City Lands Administrator
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 23-66

Moved by: Councillor Tilley
Seconded by: Councillor Kunuk

Adoption of agenda as presented.

Unanimously Carried

1. **MINUTES**

None

2. DECLARATION OF INTEREST

Deputy Mayor Smith explained that information regarding Conflicts of Interest can be found in the Councillors' Handbook and under Section F in the Councillor Code of Conduct in By-law No. 788.

Deputy Mayor Smith explained that when a councillor declares a Conflict of Interest, the councillor must leave the Council Chambers or leave the call if participating via teleconference, when the item is being discussed.

3. DELEGATIONS

a) **Inuusuttuit Society**

Aliqa Illauq, President, and Jovan Simic, Secretary Treasurer, Inuusuttuit Society, were in attendance via teleconference to make a presentation for an on-the-land facility for outdoor youth programming. The following are the highlights of the presentation:

- Society established by a group of youth who participated in Kool Runnings youth programs
- Kool Runnings has offered programming over the past few years, which are mainly around dog sledding teams and the activities needed to upkeep dog teams
 - This included a number of workshops with elders.
- Programming will be taken over by the Inuusuttuit Society, which requires an on-the-land facility
 - Indoor space for youth to warm up
 - Place to store equipment and tools
 - Some workshops will require the use of an indoor space
 - Space would be similar to the Sylvia Grinnell Pavilion, but smaller in scale
 - Would not have any City services
- Future vision is to have a larger facility with City services to offer additional programs

Mayor Awa noted that a decision on the request would be made later during the meeting.

b) **Government of Nunavut – Nunavut *Planning Act***

William Patch, Director of Planning and Lands, Government of Nunavut, made a presentation regarding the *Planning Act* and the Government of Nunavut's intention to repeal and replace the *Planning Act*. Mr. Patch explained that the presentation would discuss the impetus and intention of doing this exercise and solicit questions and comments on how the *Planning Act* could be improved. The following are the highlights of the presentation:

- *Planning Act* was developed in 1974 and consolidated in 1988, both of these were prior to Nunavut and the *Nunavut Agreement*
- Amendments are needed to reflect planning needs in Nunavut

- *Planning Act* must reflect the *Nunavut Agreement*
 - Priorities and values of residents
 - Protect and promote existing and future well-being of Nunavummiut with special attention to Inuit
 - Involve active participation of both government and Inuit
- Must align societal values and cultural norms
- Include tools to allow municipalities more flexibility and autonomy, which exist in other Canadian jurisdictions
 - Minimum content requirements for General Plan to address priorities that consider crucial importance – climate change, housing and economic development
 - Interim prohibition - allow Council the flexibility in the General Plan to temporarily prohibit certain land uses while evaluating if it is appropriate
 - Temporary use provision
 - Variance evaluation criteria
- Update process to better serve all stakeholders - focus on Nunavut and creating an opportunity for community members to engage in the planning process
 - Municipalities have more flexibility on determining how to conduct community consultation – replacing public hearings with community-based discussions
 - Public engagement earlier in approval process
 - Allow municipalities to identify public participation policies in the General Plan
 - Provide municipalities with more flexibility in the development appeal process
 - Reduce delays in development approvals by granting the Minister of Community and Government Services the power to allow a municipality to redesignate and rezone individual lots without requiring ministerial approval of the amending by-law
- Consultation is being carried out with various stakeholders, Inuit organizations, public government intuitions and five communities
- A legislative proposal will be submitted to Cabinet early in 2024 with the aim to have the Bill approved within two years

Mayor Awa recommended that this information, as well as the suggested amendments be reviewed at a future meeting.

c) Nunavut Housing Corporation

Nicholas Clark, Project Manager, Nunavut Housing Corporation, and Paul Dick, Vice President, Birchcliff Development, were in attendance to present a proposed Zoning By-law Amendment Application for the proposed residential development project at Iqaluit Beach on Lots 394 to 399. The following are the highlights of the presentation:

- The proposal will add housing in Iqaluit.
- Request to create an exemption zone within the Sijjanga Zone to allow the efficient development of 24 residential units

- Nunavut 3000 Program is working to address housing shortage
- Proposed development adheres to the Sijjanga Zone
 - Height is lower than the maximum permitted
 - Cost effective - six plus build form is a common efficient build form in the Arctic
 - Buildings have accessible units on the main level
 - Adheres to traditional lifestyles - each unit will have a private entrance, views of the beach, pedestrian and snowmobile access to the beach and snowmobile parking at the rear of the building
- Accessibility for community elders
 - Ground floor units are accessible
 - Other units will meet limited mobility criteria

Deputy Mayor Smith noted that this matter would be discussed later in the agenda.

Mayor Awa expressed concern regarding previous contamination in the area and if it was suitable for construction.

Mr. Dick was not able to provide an answer regarding the contamination and advised that he would review the reports to determine the suitability.

Alternate Deputy Mayor Flaherty noted that the proposed property was adjacent to Inuit Owned Land and asked if a discussion was held with Qikiqtani Inuit Association (QIA) Lands Department.

Mr. Dick advised that QIA had been contacted to arrange a meeting to discuss the proposed development in order to ensure that it will integrate with the uses on the adjacent land.

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

a) Request for Decision – On-the-Land Facility Proposal – Inuusuttuit Society

Mathew Dodds, City Planner, presented a Request for Decision for a proposal for an On-the-Land Facility for Inuusuttuit Society for Outdoor Youth Programming. Mr. Dodds advised that staff have identified a suitable location northwest of the Road to Nowhere.

Motion PD 23-67

Moved by: Mayor Awa

Seconded by: Councillor Tilley

Committee recommends that Council direct staff to proceed with identifying and disposing of land within the region of interest depicted in Attachment "A" to Inuusuttuit Society, which includes the following steps:

1. Work with Inuusuttuit Society to identify a suitable parcel.
2. Prepare a Survey Sketch for Council approval.
3. Draft a Land Disposal By-law for Council approval.

For – Awa, Tilley

Opposed – Nattaq, Stevenson, Flaherty, Kunuk

Defeated

Councillor Stevenson expressed concern that Council had not developed a strategy for on-the-land facilities. He asked if the organization does receive approval to provide a particular on-the-land programming, what process was in place if this programming changes or the organization ceases to exist. Councillor Stevenson was concerned with changes in approved programming and derelict buildings.

Mr. Dodds explained that this particular request for land does not have road frontage and the land would be leased between the Government of Nunavut and the leaseholder. He noted that there were stipulations in the lease to remediate the site to the original condition. Mr. Dodds pointed out that part of the Zoning By-law was to protect the use that is intended for the Open Area Zone.

Mr. Dodds advised that staff could develop a proposal for the enforcement of the land and use.

Alternate Deputy Mayor Flaherty asked if there had been community consultations as the area was used by hunters and berry pickers.

Mr. Dodds advised that the proposed land location was adjacent to a previous approved on-the-land facility, which did not have any general appeals.

Alternate Deputy Mayor Flaherty asked if there was a master plan for the land adjacent to the Road to Nowhere.

Mr. Dodds advised that the City had identified future growth areas on the Road to Nowhere, which do not conflict with the Open Area Zone for on-the-land facilities.

Councillors expressed concern regarding the following:

- There could be a cluster of similar type facilities in the area.
- May not be the vision for the area
- There is no strategy for on-the-land facilities.
- No consultation process from the hunters and berry pickers

b) Request for Decision – Zoning By-law Amendment ZBA 23-009 – Approval of Rezoning for Four Stacked Row Dwellings – Lots 394 to 399, Plan 768 (Core Area)

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Zoning By-law Amendment ZBA 23-009 – Approval of Rezoning for Four Stacked Row Dwellings – Lots 394 to 399, Plan 768 (Core Area). The following summarizes the request:

- Nunavut Housing Corporation wants to redevelop six lots in Lower Base, which is adjacent to the beach front
- Development Permit was approved in 2020 to permit 4 – fourplexes on the site, but was cancelled due to high construction costs
- Requesting to rezone the site to permit four stacked row dwellings
 - Each building will have
 - Four 2-bedroom units
 - Two 1-bedroom units
- The site is in the Sijjanga Overlay and Zone
- Proposed stacked dwellings meets the Sijjanga Overlay
- All units are ground oriented with separate entrances
- The design of the site will have to be reviewed to ensure that it protects the beach front and supports traditional uses prior to a Development Permit being issued.
- Stacked row dwellings are not permitted in Sijjanga Zone and will require a Special Exception 4 to allow:
 - Minimum lot area
 - One-bedroom units
 - Dwelling unit area of 60 m²
 - Proposed 24 pull-in/back-out parking spaces creates design and safety challenge
 - Parking will be limited to 12 pull-in/back-out spaces
 - Pods of three stalls per building
 - Requirement of one visitor parking space will be removed

Motion PD 23-68

Moved by: Mayor Awa

Seconded by: Councillor Tilley

Committee refers the application back to staff for further analysis as it relates to determining if the lot has contaminated soil.

Unanimously Carried

Councillor Stevenson asked what the other three Sijjanga Exception Zones were.

Michelle Armstrong, Planning Contractor, Northern Futures, was unable to provide that information.

Councillor Stevenson expressed concern regarding the construction of one-bedroom units as there is a great need for three and four-bedroom units.

Nicholas Clark, Project Manager, Nunavut Housing Corporation, advised that the number of bedrooms per unit was taken from a needs list that identified the number of bedrooms needed in a unit. He noted that the proposal was maximizing what the lot can accommodate while staying within the by-law.

c) Request for Decision – General Plan Amendment GPA 23-004 and Zoning By-law Amendment ZBA 23-008 – Approval of Redesignation and Rezoning for Three 8-Storey Buildings – 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 – Approval of Redesignation and Rezoning for Three 8-storey Buildings on Lots 903 to 905, Plan 2996 (North 40). The following outlines the request:

- Proposed amendments for a mixed-use commercial and residential project
- Site is approximately three hectares
- Located along Sivumugiaq Street
- Preliminary Development Plans include:
 - Site plan
 - Floor plan
 - Elevations
 - Colour renderings
- Three buildings that are eight storeys high
- Two buildings – Phase 1 and 2
 - Commercial space on the ground floor
 - Remaining floors residential
- Third building – Phase 3 at the rear of the lot
 - Residential apartment building
- Proposed amendments to the General Plan and Zoning By-law for the following:
 - Allow a mix of residential and commercial uses on the site
 - Increase building height to eight storeys
 - Allow Phase 3 building to be completely residential
 - Reduce the required residential parking to one space per three dwelling units
 - One visitor space per 10 dwelling units
 - Require minimum 25 percent landscape open space area
 - Require maximum density of 150 dwelling units per hectare
 - Limits the number of dwelling units on the site to 427
 - Plans submitted show 500 dwelling units

Ms. Armstrong noted the following:

- Creates over 400 new homes

- Expands the Core Area that is in close proximity to services and transportation corridors
- Implement initiatives in the Housing Action Plan by reducing parking and increasing building height
- Development charges will be collected, which could be used to pay for the sewer infrastructure that was built in the area
- Significant development and will be larger in scale than the surrounding area
- Proposing to hold a community meeting prior to the Public Hearing to gather feedback on building height and design, and site design
 - Access to site by vehicle and pedestrian
- Preliminary Servicing Impact Assessment – adequate capacity needs to be confirmed for the development and any future development in the area
 - Applicant working with the City to address servicing issues
 - Understands that the Servicing Impact must be confirmed prior to any permits being issued
- Staff have expressed concern regarding design and location of vehicular access
 - Part of the Development Permit will require a Traffic Study

Deputy Mayor Smith noted that this was a significant development and it was important to have a community meeting and Public Hearing.

Motion PD 23-69

Moved by: Councillor Stevenson

Seconded by: Councillor Tilley

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 organize a community meeting prior to the Public Hearing to provide another opportunity for community feedback on the proposal.
4. Direct staff to give public notice for a Public Hearing on a date to be determined by staff.

Unanimously Carried

Councillors asked the following questions, which Ms. Armstrong answered:

- Is the sewer pipe that was installed a few years ago not adequate?
 - Sewer pipe that connected the hotel is large and can accommodate the development. However, there is an agreement between the City and Qikiqtaaluk Business Development Corporation regarding cost-sharing of the pipe.

- Analysis is needed to determine if the proposed development will exceed the long-term development that was envisioned
 - There are various options to address the matter, if needed.
- Development will be carried out in three phases over several years. Each phase will require a Development Permit and each building will have to confirm the sewer capacity.
 - Should the sewer capacity reach the limit during a phase, consideration will have to be given to replace the sewer line with an agreement outlining associated cost.
- Land is currently being used by a business and will the business be moving?
 - It is intended to relocate the business. It is hoped that there will be industrial lands available for lease in summer 2024.
- Will the development include more bedrooms in each unit?
 - Preliminary plans show 58 percent are one-bedroom units and the remaining units are two and three-bedroom units.
 - Amendment controls the density of the site, which reduces the number of units. Ms. Armstrong noted that the developer could convert some of the one-bedroom units to units with more bedrooms.
 - Can request that unit sizes be identified during the Development Permit stage.
- Has the proposed development been reviewed to meet safety standards and does the fire department have the ability to fight fires in an 8-storey building?
 - Steve England, Chief Administrative Officer, advised that preliminary discussions have been held with the fire department and a report will be provided at a future meeting.
- Expressed concern that there have been no water and sewer studies carried out to ensure there is capacity for the development.
- Noted that the current fire apparatus can only provide fire suppression for 5-storey buildings.
 - Deputy Mayor Smith pointed out that there is a considerable amount of work and consultation to be carried out prior to any approvals.
- What is the timeline for First Reading to amend the General Plan By-law No. 898?
 - Explained that the First Reading would be tabled at the December 12, 2023 Council meeting. The community meeting would be held sometime in January 2024 and the Public Hearing date would be determined based on the community feedback.
 - A community meeting could be held prior to First Reading, which would allow staff to present comments from the meeting. At that time, Council could proceed with First Reading, if they so wished.
- It was felt that Council would be more receptive to holding a community meeting prior to First Reading.
- During discussion, it was noted that there was a need for three and four-bedroom units. Can the drawings be changed to increase the number of bedrooms in a unit?

- The architect indicated that the plans are conceptual and are open for review.

d) Request for Decision – ATCO Loop Land Disposal Approach – Lots 204 to 215, Plan 644 (Core Area)

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for ATCO Loop Land Disposal Approach for Lots 204 to 215, Plan 644 (Core Area). Ms. Armstrong noted the following:

- The block of land contains
 - Six lots with vacant buildings, owned by the City
 - Four other lots are privately leased
- Potential to consolidate the lots to create larger sites for redevelopment
- Two lessees in the block, TBG Construction and Eric Caouette, have expressed interest in acquiring some adjacent lots to consolidate with their own lots and to redevelop the sites.
- Staff received a preliminary proposal from the lessees
- Two lot consolidations for the block of land has come forward
 - Four parcel lot consolidation
 - Three parcel lot consolidation
- Parcel A
 - TBG Development proposal is a mixed-use development with commercial and hotel suites on the ground floor and 24 apartment units on the upper floors
- Parcel B
 - Staff propose to reserve for a non-profit organization to build a mixed-use building with affordable housing units
 - Includes a Nunavut Housing Corporation unit and would require an agreement to allow the consolidation of the lot
- Parcel C
 - Eric Caouette has indicated that he would prefer a larger lot consolidation, which would allow for a larger redevelopment project
 - Has been working with NCC Development to assess different development options
- The difference between a four lot consolidation and a three lot consolidation is a larger Parcel C.

Ms. Armstrong pointed out:

- Consolidation of lots will increase the supply of housing in the Core Area with good access to services, roads and utilidor
- Direct disposal approach has the potential to achieve lot consolidation and deliver housing more quickly
- Land disposal would generate lease revenue to recover cost of decommissioning the old City water loop system in the area
- Land appraisal for the six lots show the value of \$1.5 million

- City would need to monitor conditions of disposal to ensure that developments meet accessibility requirements and ensure the project is completed within the time frame
- Provision of affordable housing will be conditional upon non-profit organization having the resources to develop Parcel B
- Private lessees have indicated they are interested in the Nunavut 3000 incentive funding

Motion PD 23-70

Moved by: Councillor Stevenson

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Direct staff to pursue the three-parcel lot consolidation as follows:
 - a. Dispose two City lots (Lots 208 and 209) to TBG Construction for the purpose of a 4-storey mixed-use building on Parcel A;
 - b. Work with Nunavut Housing Corporation to prepare a Memorandum of Understanding for Council approval that surpluses and transfers Lots 204 and 212 to the City for the purpose of consolidation and redevelopment;
 - c. Prepare an Expression of Interest for Parcel B;
 - d. Request a development proposal from Eric Caouette and his development partner, NCC Development, for Parcel C.

Unanimously Carried

Mayor Awa commented that each unit required a bathroom, and by increasing the size of a unit to accommodate more bedrooms, the number of bathrooms in the building would be reduced. He also noted that reducing the number of units would reduce the number of parking spaces needed.

Deputy Mayor Smith noted that although there was a requirement for two or more bedroom units, there was still a need for one-bedroom units.

Alternate Deputy Mayor Flaherty asked for clarification on direct disposal, which Ms. Armstrong provided.

e) Request for Decision – Vacant Public/Institutional Lot in Lake Subdivision – Approval of Land Disposal Approach – Lot 1, Block 232, Plan 3591 (Lake Subdivision)

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Land Disposal Approach for a vacant public/institutional lot in Lake Subdivision - Lot 1, Block 232, Plan 3591. Ms. Toffolo noted the following:

- The lot is fully serviced.
- There are some downstream sewer constraints.
- Upgrades are anticipated to be completed prior to development completion

- The lot was surveyed in the early 2000s and has remained vacant.
- Staff is seeking direction on what to do with the serviceable lot that can be developed
 - Call for proposals without rezoning the lot
 - Rezone the lot to High Density Residential Zone, which would permit a 4-storey apartment building with approximately 30-50 units
- Various organizations have shown recent interest in acquiring the lot

Motion PD 23-71

Moved by: Councillor Stevenson

Seconded by: Councillor Tilley

Committee recommends that Council:

1. Direct staff to issue a call for proposals for an institutional use for Lot 1, Block 232, Plan 3591.
2. Direct staff to engage an appraiser to undertake a land appraisal to determine the market value of Lot 1, Block 232, Plan 3591 using funds from the Land Development Fund.

Unanimously Carried

Mayor Awa asked if the proposal would include removing the boulder from the lot.

Ms. Toffolo explained that the appraisal would take into account the condition of the land including any challenges or development on the land, which would be reflected in the market value. The successful proponent would be responsible for making the lot suitable for development, including any blasting and/or removal of rock.

Councillor Stevenson clarified that in actuality, the City would be paying as the lot price would be less so that the proponent could make the lot suitable for development.

Alternate Deputy Mayor Flaherty asked if consideration had been given to making the lot a green space for public use. He noted that a number of buildings were being constructed and there was no green space for people to enjoy. Ms. Toffolo noted that during the review of past discussions regarding the lot, there was no mention of considering the lot for green space. Ms. Toffolo was not aware of the current use of the lot. She advised that further investigation could be conducted to determine if there was interest to use the lot for green space.

Alternate Deputy Mayor Flaherty noted that there was a snowmobile trail on the lot that was used by the hunters when going to Apex. He commented that the successful proponent would have to give consideration to the trail being used when developing the lot.

Councillor Stevenson pointed out that the lot was already serviced and it would be in the City's best interest to dispose of the lot. He advised that when designing the subdivision

plan for the area, the snowmobile trail was identified and protected. He noted that the snowmobile trail was not located on the lot being discussed.

Councillor Stevenson suggested that consideration should be given to holding a planning workshop with the Planning Department staff, to enable councillors to openly discuss upcoming items and/or suggestions to determine the planning direction. This would provide staff with Council's direction on various matters, which could then be presented to applicants prior to the request being presented to Committee for approval.

f) Request for Decision – By-law No. 972 – Development Agreement Cost-Sharing By-law

Mathew Dodds, City Planner, presented a Request for Decision for By-law No. 972, Development Agreement Cost-sharing By-law. Mr. Dodds noted that this was a draft by-law, which would improve ways of handling development costs. Mr. Dodds made the following comments:

- Currently, cost-sharing infrastructure upgrades is made on a case-by-case basis
 - There is no clear and standard approach.
 - Precedent is used
- Draft by-law proposes
 - Structure framework for cost-sharing
 - Clearly defines who pays for what based on the benefit of the upgrade
 - Provides fair and predictable planning

Mr. Dodds explained how the draft by-law would work while considering the various sections of infrastructure upgrades.

Councillor Stevenson noted that for the past 14 years, Council has required developers to construct a raised concrete sidewalk for any development in the Core Area that was adjacent to major roadways,. He felt this process should continue to ensure a continuous sidewalk infrastructure that was safe for pedestrians, and would also benefit the drainage system, which in turn benefits the road infrastructure.

Councillor Stevenson asked if consideration was given to future development when determining cost-sharing.

Mr. Dodds ask for clarification as to whether Councillor Stevenson was asking if the developer pays their contribution for the infrastructure upgrade, and the infrastructure benefits future development, can the developer recoup those costs. He went on to explain that the Water and Sewer Development Charge By-law No. 940 allows for recouping costs. He advised that draft By-law No. 972 can reference By-law No. 940 or incorporate language for recouping costs for future growth.

Mayor Awa commented that he would like to review draft By-law No. 972 further prior to making a decision.

Councillor Stevenson asked if developers were consulted when drafting the by-law.

Mr. Dodds advised that there were no direct consultations with developers and precedent was used to determine the ratio cost-sharing.

Motion PD 23-72

Moved by: Councillor Stevenson

Seconded by: Mayor Awa

Committee recommends that Council give First Reading to By-law No. 972, Development Agreement Cost-Sharing By-law, and further, that prior to First Reading, staff share the draft by-law with developers who do business with the City, to give them an opportunity to respond.

Unanimously Carried

Alternate Deputy Mayor Flaherty felt it was important that developers be consulted regarding By-law No. 972, prior to the by-law being approved.

g) Request for Decision – Trucked Services Development Options

Mathew Dodds, City Planner, presented a Request for Decision for Trucked Services Development Options for Tundra Valley East Subdivision. Mr. Dodds explained that the following must be considered:

- Sewer capacity and other infrastructure constraints
 - Several sections are over capacity
 - Delays housing approvals
 - Increases development costs
- Cost of constructing future development Area B
- Need for low density housing
- Funding to Inuit organizations

Mr. Dodds advised that there are opportunities for trucked services as follows:

- Identified undeveloped road accessible land in Tundra Valley and Apex
 - These lots are considered infill lots – undeveloped lots between existing developed lots.
 - Tundra Valley – low density residential lots
 - Abe Okpik Crescent – 6 lots
 - Paurngaq Crescent – 4 to 5 lots
 - Apex – low density residential lots
 - Simonie Michael Crescent – 2 to 3 lots
 - Requires community engagement
 - Legal surveying
 - Amendments to Zoning By-law in some cases
 - Lot disposal process

- Road design and construction for Abe Okpik Crescent and Simonie Michael Crescent
- Tundra Valley East Subdivision
 - This area was identified for development with piped services
 - Subdivision was never constructed
 - A trucked services subdivision could accommodate 50 to 60 new residential lots
 - Requires community engagement before developing the subdivision

Councillor Stevenson expressed concern regarding the Joamie Court Subdivision, as it was planned for single dwelling units with larger lots and views of the ocean, however, it has turned into multi-plexes. Councillor Stevenson felt it was important that Council's decision regarding the development of a future subdivision be upheld and deviations by developers should not be permitted.

Councillor Stevenson was in favour of developing the infill lots and the realignment of Simonie Michael Crescent.

Mayor Awa asked if the proposed infill lots could be designated for single family dwellings.

Mr. Dodds advised that it was intended to zone the infill lots as residential lots to be used for single family dwellings.

Councillor Tilley felt that the infill lots could be serviced by the current fleet providing trucked services. He expressed concern that the fleet would not be large enough if the Tundra Valley East Subdivision was created.

Motion PD 23-73

Moved by: Councillor Stevenson

Seconded by: Councillor Tilley

Committee recommends that Council direct staff to proceed with next steps to create trucked service infill lots along Abe Okpik Crescent, Paurngaq Crescent and Simonie Michael Crescent (Option 1).

Unanimously Carried

Motion PD 23-74

Moved by: Councillor Stevenson

Seconded by: Councillor Tilley

Committee recommends that Council direct staff to gather information and bring forward a recommendation to Council regarding the development of a trucked service subdivision in Tundra Valley East.

Unanimously Carried

h) Memo – Derelict Properties Report

Deputy Mayor Smith noted that the last two items on the agenda were reports and they were not time sensitive. Due to the time, she suggested that these two items be deferred to the next meeting.

Councillor Stevenson commended staff for providing the Derelict Properties Report and he hoped that the Committee would have the opportunity to provide direction.

Councillor Stevenson requested staff to provide written recommendations on proposed amendments to the *Planning Act* to be presented to Council for review and discussion.

Motion PD 23-75

Moved by: Councillor Stevenson

Seconded by: Councillor Tilley

Committee defers the memo regarding the Derelict Properties Report and the Quarterly Development Activity Report - 2023 – Quarter 3 to the next meeting.

Unanimously Carried

i) Memo - Quarterly Development Activity Report - 2023 – Quarter 3

This item was deferred to the next meeting.

6. IN CAMERA SESSION

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

7. ADJOURNMENT

Motion PD 23-76


Moved by: Councillor Tilley

Seconded by: Mayor Awa

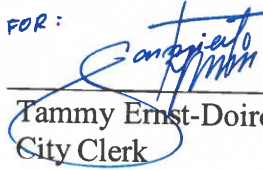
Committee adjourns at 8:55 p.m.

Unanimously Carried





Deputy Mayor Kimberly Smith
Chair

FOR:  *K. SARMIENTO* A/CITY CLERK

Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 12th day of December 2023.

