

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW # 962

AMENDMENT TO ZONING BY-LAW # 899

A By-law of the City of Iqaluit in Nunavut to amend By-law No. 899, The City of Iqaluit Zoning By-law, pursuant to the Planning Act, R. S. N. (1988), c. P-7, s. 29.

WHEREAS the Council of the Corporation of the City of Iqaluit has adopted a Zoning By-law (By-law No. 899), in accordance with the *Planning Act*, and

WHEREAS Council wishes to amend the Zoning By-law to allow a Retirement Home and complementary institutional and commercial uses on Lots 184-1 to 184-5, Plan 644 & Lots 1-2, Block 110, Plan 2659 & Lot 574, Plan 1571;

NOW THEREFORE the Council of the City of Iqaluit enacts as follows:

1. Schedule A of this By-law is declared to form part of this By-law.
2. Lots 184-1 to 184-5, Plan 644 & Lots 1-2, Block 110, Plan 2659 & Lot 574, Plan 1571, as shown on Schedule A of this By-law, are hereby rezoned from *Medium Density Residential Zone (R2)* to *Public/Institutional Zone, Special Exception 5 (P(5))*.
3. By-law No. 899 is hereby amended by:
 - a. adding a definition for "ELDERS RESIDENCE" in Section 3.1, as follows:

"means a building or a part of a building containing rooming units and/or dwelling units, providing residence mostly to Elders who do not require assistance with daily living, and which may provide ancillary health, personal service, and recreational services to serve the residents of the home. Up to 25 per cent of the building's gross floor area may be devoted to providing supervised or supportive in-house care for those who need assistance with daily living including on-going medical care, nursing care, counselling, and social support services."
 - b. adding the following sections immediately after Section 18.6, as follows:
 - 18.7 Notwithstanding the definition of front lot line in Section 3.1, the front lot line on lands zoned P(5) shall be the lot line abutting Ataani Lane.
 - 18.8 Notwithstanding the parking requirements established in Section 6.1, on lands zoned P(5), the minimum number of parking spaces for an Elders residence shall be:

- 1 per 4 dwelling or rooming units plus 1 per 100 m² of gross floor area used for personal service, communal kitchen, or office space.

18.9 Notwithstanding the provisions of Sections 6.8 and 6.21, on lands zoned P(5), parking spaces may be within 0 m of a lot line.

18.10 Notwithstanding the provisions of Section 6.9, on lands zoned P(5), an access driveway for two-way traffic leading to a loading space and 2 or less parking spaces shall have a minimum width of 3 m.

18.11 In addition to the uses permitted in the P Zone, on lands zoned P(5), a retail store with a GFA of up to 170 m² on the ground floor of a building.

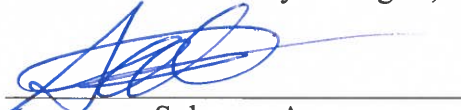
18.12 Notwithstanding the zone provisions in Section 18.2, on lands zoned P(5), the following zone provisions shall apply:

- the minimum front yard setback shall be 2 m.
- the minimum exterior side yard setback shall be 0.5 m for up to 25% of the building façade along Nipisa Street – it shall otherwise be 2 m.
- the maximum building height shall be 16.8 m / 4 storeys.

4. Schedule B of By-law No. 899 containing the Populated Area Zoning Map is hereby amended as shown on Schedule A of this by-law.

5. This by-law shall come into effect on the date of its third reading.

READ a first time this 8th day of August, 2023.




Solomon Awa
Mayor




Steve England
Chief Administrative Officer

After due notice and a Public Hearing held on September 12, 2023

READ a second time this 12th day of September, 2023.



Solomon Awa
Mayor



Steve England
Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this 14th day of November, 2023.


Minister, Community and Government Services

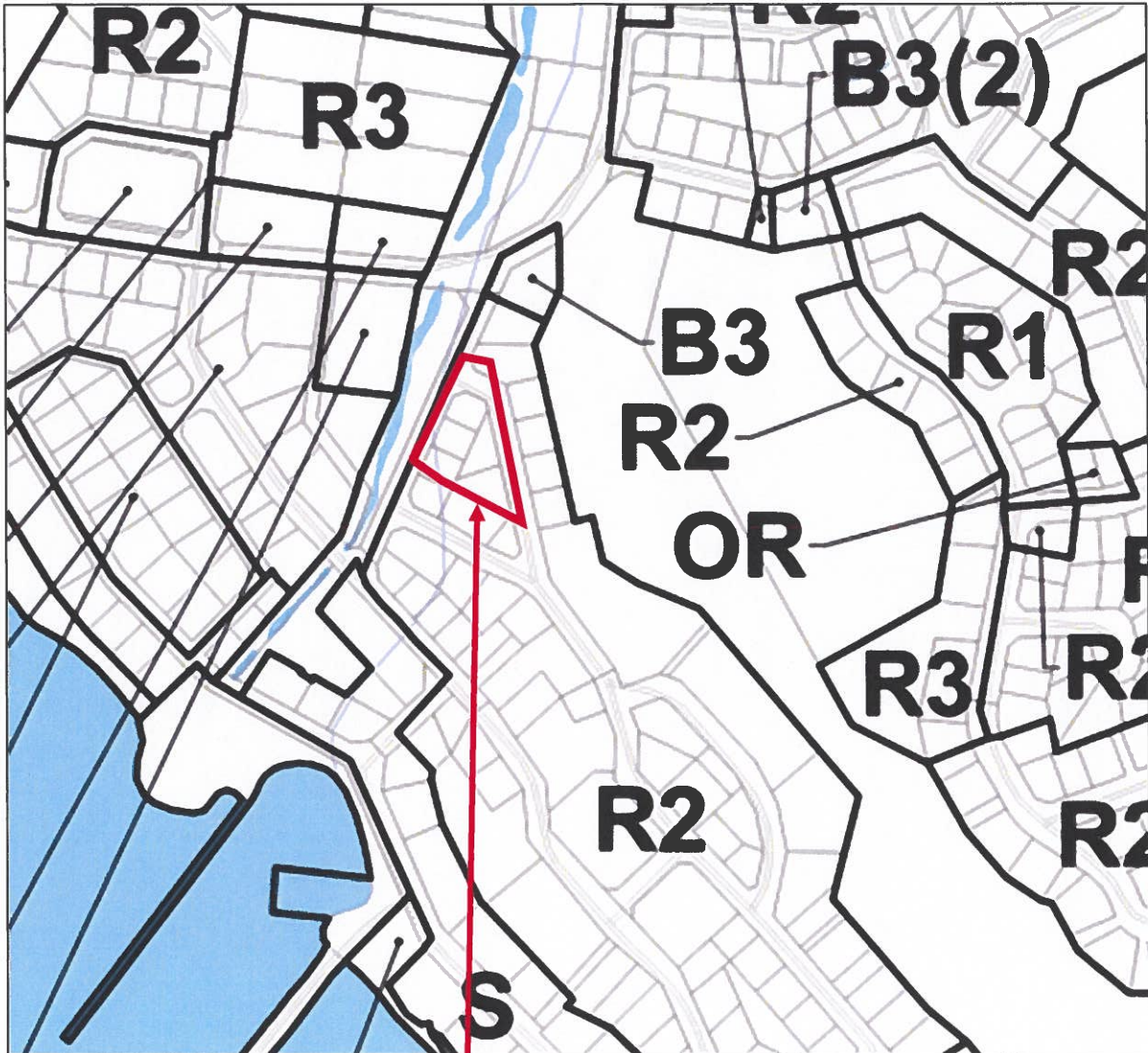
READ a third and final time this 28th day of November, 2023.


Solomon Awa
Mayor


Steve England
Chief Administrative Officer



Schedule A



Lands to be rezoned from Medium Density Residential Zone (R2) to Public/Institutional Zone, Special Exception 5 (P(5)).