

**CITY OF IQALUIT  
CITY COUNCIL MEETING #09  
April 28, 2015 at 6:00 PM  
COUNCIL CHAMBER**

**PRESENT FROM COUNCIL**

Mayor Mary Wilman  
Deputy Mayor Romeyn Stevenson  
Councillor Kenneth Bell  
Councillor Noah Papatsie  
Councillor Stephen Mansell  
Councillor Joanasie Akumalik  
Councillor Terry Dobbin

**ABSENT**

Councillor Simon Nattaq

**PRESENT FROM ADMINISTRATION**

Muhamud Hassan, Chief Administrative Officer  
Tracy Cooke, City Clerk  
John Mabberi-Mudonyi, Senior Director, Corporate Services  
Melodie Simard, Director, Planning and Development  
Amy Elgersma, Director, Recreation  
Victoria Emberee, Executive Assistant  
Jeanie Eeseemailee, Senior Interpreter/Translator

**PRAYER**

Councillor Akumalik opened the meeting with a prayer at 6:00pm.

**SWEARING IN**

None

**ADOPTION OF AGENDA**

**Motion #15-106**

Moved by: Councillor Mansell  
Seconded by: Councillor Akumalik

That the agenda be adopted as amended:

Add: Item 3(a) - Poetry

**Unanimously Carried**

**1. MINUTES**

- a) Finance Committee of the Whole Meeting Minutes #06 – August 6, 2014

**Motion #15-107**

Moved by: Councillor Bell  
Seconded by: Councillor Dobbin

That Finance Committee of the Whole Meeting Minutes No. 06 dated August 6, 2014 are approved.

**Unanimously Carried**

- b) Special City Council Meeting Minutes #20 – August 6, 2014

**Motion #15-108**

Moved by: Councillor Bell  
Seconded by: Councillor Mansell

That Special City Council Meeting Minutes No. 20 dated August 6, 2014 are approved.

**Unanimously Carried**

- c) Public Hearing Minutes – October 28, 2014

**Motion #15-109**

Moved by: Councillor Bell  
Seconded by: Deputy Mayor Stevenson

That Public Hearing Minutes dated October 28, 2014 are approved.

**Unanimously Carried**

- d) City Council Meeting Minutes #29 – October 28, 2014

**Motion #15-110**

Moved by: Councillor Bell  
Seconded by: Deputy Mayor Stevenson

That City Council Meeting Minutes No. 29 dated October 28, 2014 are approved.  
**Unanimously Carried**

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

- a) Poetry  
Kyana

Kyana read her poetry for Council:

*"Poetry*

*Poetry, the word instills dread in my heart, as I read over the lines, their pretentious words clouding my mind; their thoughts mean to sound, far too important. Words tied together in lines that made no sense, a picture left unpainted, the message never truly conveyed, words that meant nothing. A loathing hatred for an art, I tried to learn to love, there is no beauty nor meaning to those words I read. So my fingers ripped the sheet and I tore it to shreds."*

Deputy Mayor Stevenson thanked Kyana for sharing her poetry with Council.

4. **AWARDS AND RECOGNITIONS**

None

5. **STATEMENTS**

Councillor Mansell noted that spring is here and the roads are in very poor condition. He encouraged the Public Works Department to address the pot holes as much as possible during this time of year.

Mayor Wilman noted that she and the Community Economic Development Officer attended the Social Economic Monitoring Conference in Pond Inlet. This was her first participation in such an information session and believed it was very interesting but made her realize that Council does not often participate in impacts and initiatives in Iqaluit as it relates to health and social services.

The city should have such a monitoring system for such matters and participate in group sessions, conferences or any other events relating to these matters as much as possible. She met with the Chief Administrative Officer upon her return and discussed the matter further; it was discussed that perhaps a committee

should be formed for Iqaluit to discuss these matters and provide Council updates and recommendations as necessary.

**6. DEFERRED BUSINESS AND TABLED ITEMS**

None

**9. NEW BUSINESS**

a) Ruling on Representations

No representations were made during the Public Hearing; therefore, no ruling is required.

b) Hillside Housing Co-op Memo  
Melodie Simard, Director, Planning and Development

Administration noted that the matter is a follow up based on the presentation made by Hillside Housing Cooperatives to the Planning and Development Committee of the Whole on March 26, 2015.

The Hillside Housing Cooperative is located in Happy Valley. The coop consists of 20 semi-detached units located on ten lots; all units share the same land lease.

The Hillside Housing Cooperative's standard lease expired on June 30, 2013.

Hillside Housing must now obtain an equity lease with the City of Iqaluit. Since it acquired land administration in 1996, the City has honoured the terms of the standard land leases. Once standard leases expire, the City requires lessees to enter into an equity lease as per Land Administration By-law 365, as amended by by-law 595.

Prior to the expiry of the lease, on March 7, 2013, the City of Iqaluit issued a letter to Hillside Housing Cooperative to inform them that their standard lease was about to expire and that Hillside was required to enter into an equity lease with the City. The equity lease price is based on the assessment role, minus a two point five percent multiplied by the age of the lot, to a maximum of 50 percent as per the City of Iqaluit policy on discounts on lot price (motion no. 05-309). An additional two point five percent discount is provided to lessees who pay their lease in full when they obtain a new equity Lease with the City.

Administration explained that based on the 2006 assessed land value price, minus 50 percent, the lease value for Hillside Housing Cooperative's ten lots is \$341,000.00, payable over 15 years. The City of Iqaluit has also provided Hillside Housing with the option to pay the lease in full and receive a further two point five discount. In this case, the total lease price would be \$332,475.00.

On November 21, 2014, the City of Iqaluit issued a subsequent letter notifying Hillside Housing that as of January 1, 2015, the assessed land value for the Hillside Housing Cooperative, minus a 50 percent discount, is \$628,150.00. Hillside's previous standard lease rental price was \$230.00 per year and could be amended every five years based upon a fair appraised value, as per Lease No. 3557T, clause 6); this rent value remained at \$230.00 during the 30-year term.

Administration noted that Hillside Housing has requested an additional 10 or 20 percent discount on the 2006 lease value. At 10 percent, the land lease requested price is \$306,900.00. At 20 percent, the land lease price is \$272,800.00. The City has agreed to honour the 2006 land assessment price until this issue is resolved.

When establishing the lease rental for old lots, Council may consider the following as per Section 23 of the Land Administration By-law No. 365:

- A) Replacement cost; or
- B) The market value as determined by:
  - a. A qualified land appraiser or assessor; or
  - b. A calling for bids, (by public tender or auction) in which the advertised minimum price is not less than the replacement cost; or
- C) Historical data of the lot and use of land.

It has been the City's practice to follow its policy on discounts on lot price when establishing the lease rental price. Since Hillside Housing is expired, the City could also choose to proceed with expropriation.

Administration stated that staff recommends that Council establish the Hillside Equity lease price based on the 2006 assessed land value and its policy on discounts on lot price, as per motion no. 05-309. The staff recommendation is based on the following reasons:

- The City has no policies directing it to provide special considerations for cooperatives. The General Plan's affordability policies are tied to new development and salaries of the lessees.
- The lease rental price for each of Hillside's ten lots is less than other lots in town, including lots deemed affordable as shown in the table that follows.

At \$341,000.00, the proposed rent value is below the 2015 assessment role rate. The assessment role rate for these lands is \$1,256,300.00. It is noted that the assessed value is below market rate value. There may be an opportunity for Hillside Housing to obtain a reduced lot price by severing a portion of the land to allow the development of two new lots. The land in question is approximately

1,100 square metres and could result in a decrease of approximately \$41,250.00 on the lot price value.

Administration advised that over the years, starting in 1991 according to City records, Hillside Housing has received a number of notices from the Government of Northwest Territories and the City Iqaluit offering it to convert to an equity lease based on the effective assessed land price. This opportunity has been declined on numerous occasions. The rental lease value of all new equity leases rentals have been based on the City of Iqaluit Policy on Discounts on Lot Price since this policy was adopted. Most of the standard leases have now been converted and no further discount has been provided to lessees.

The former standard lease included a clause (23 (b)) which states that standard lease rental could be amended based upon a fair appraised value before the expiration of the first five-year period or any subsequent five-year period of the said term (Lease No. 3557T, clause 6). While the rental remained at \$230.00 per year, the Government of Northwest Territories or the City of Iqaluit could have increase the rental price based upon based upon a fair appraised value.

Administration noted that the Land Development Fund depends on contributions from lots converted from standard to equity leases.

Staff further recommends that Council approve a final deadline of May 29, 2015 to enter into an equity lease based on the 2006 land assessment role. After this date, Hillside Housing Cooperative will be required to obtain a lease based on the 2015 land assessment role.

Councillor Mansell believed that Hillside Housing Cooperative played an important role in the community and that they have been for many years. He expressed his support for providing an additional two point five percent reduction in addition to the reduction already provided to Hillside Housing Cooperative and that they be permitted to use the 2006 evaluation.

Administration explained that the two point five discount is provided to lease holders who pay their property taxes in full, prior to the due date.

Councillor Bell stated that he did not support Administration's recommendation and that Hillside Housing Cooperative has been a very important part of Iqaluit for many years. The *Cities, Towns and Villages Act* clearly indicates that the City cannot profit from sales of land or use of land and to only recuperate development costs. He stated that he would like to receive a ruling from the Government of Nunavut to provide clarification as to whether or not the City is permitted to move forward in this fashion. He did not believe that this fair and that it should be permitted. A meeting with the Government of Nunavut should be held to discuss the matter before Council makes a decision.

Deputy Mayor Stevenson asked for clarification if Hillside Housing Cooperative paid a lease in past years that was paid in full and expired, and that due to the conversion from one type of lease to another, a different property assessment was identified and is the reason for the property taxes to be paid.

Administration explained that there is currently no lease in place for the lot. A standard land lease was in place to prevent equity being built on the land, at a value of \$230.00 per year. In the lease agreement was a clause indicating that the rent value could be changed at any time, according to market value. This was never completed for this lease. When the City became a city, the leases were transferred to the City; the City honoured the standard lease terms until such time when the leases would expire, which would then require the leases to become equity leases. This is the reason for the City having a Land Fund; monies deposited in the fund are from land leases.

Councillor Bell asked if Administration obtained the total development cost for the Hillside Housing Cooperative units and noted that there is a portion of the by-law missing. Section 23 of the Land Administration By-law No. 365 indicates:

*"the town, in leasing or otherwise disposing of old lots, where no development costs are available, shall determine the lots by either the following:"*

He believed that the City should attempt to contact the Government of the Northwest Territories to identify the development cost for these units prior to making a decision. He believed that additional information was required in order to make an informed decision.

Administration believed that this task would be very challenging taking into consideration that the units were developed in the early 1980's.

**Motion #15-111**

Moved by: Councillor Mansell

Seconded by: Councillor Dobbin

That Hillside Housing is provided an additional 2.5% reduction on top of the reduction already received and that they are permitted to use the 2006 evaluation on condition that the lease must be entered into by May 29, 2015.

**For – Mansell, Stevenson, Akumalik, Dobbin, Papatsie  
Against - Bell  
Carried**

c) Appointment of Finance Committee of the Whole Chairperson

**Motion #15-112**

Moved by: Councillor Bell

Seconded by: Deputy Mayor Stevenson

That Noah Papatsie is appointed as Chair of the Finance Committee of the Whole.

**Unanimously Carried**

d) Discussion Item – Gifts to Employees and Councillors

Councillor Bell suggested that a by-law be drafted to govern the acceptance and reporting of all gifts to Councillors and staff.

Deputy Mayor Stevenson suggested that this be done through a policy rather than a by-law.

Councillor Dobbin expressed his support for the drafting of a by-law.

**Motion #15-113**

Moved by: Councillor Bell

Seconded by: Deputy Mayor Stevenson

That Administration draft a by-law to govern the accepting and reporting of gifts to Councillors and senior staff.

**Unanimously Carried**

e) Discussion Item – Emergency Management Committee

Councillor Bell stated that he requested that the matter be included on the agenda after receiving an email from Staff Sergeant Monty LeComte with the Royal Canadian Mounted Police, requesting clarification as to why the committee has not met for a long period of time. He stated that he was also approached by other members of the committee also requesting clarification on the matter. He suggested that meetings be scheduled on a regular basis.

Administration agreed with Councillor Bell that the committee has not met since summer of 2014, shortly after the landfill fire was extinguished. Leading members of the committee have discussed the matter and would like to schedule a meeting in the near future. There have been issues in relation to the emergency plan and by-law which was drafted, presented and approved by Council in 2010, but schedules were not completed and attached to the by-law. These schedules were to be revised by a number of committee members but were never completed. Administration continues to work on the revision of the by-law and its



schedules to finalize the document. These schedules must also be updated regularly as they contain contact information for different organizations to be contacted in an emergency situation.

Councillor Bell asked if a copy of the by-law could be emailed to Council members.

Deputy Mayor Stevenson believed that there was also some confusion with the plan and the by-law as many organizations are involved with the drafting of the emergency plan and by-law. It was to contain specific information as to where individuals would be relocated, contact information, supplies required and how they are to be obtained, et cetera to be used in an emergency situation. The Director of Recreation had a lead role in completing the resources lists for the plan and the by-law with the assistance of the Chief Administrative Officer and other committee members.

Administration noted that the Canadian Red Cross was also to assist the City and had reviewed the plan and draft by-law; further recommendations were made by them which were to be included in the plan and draft by-law. This matter is ongoing and the final version will be presented to Council once it has been completed.

- f) Discussion Item – Website Update  
John Mabberi-Mudonyi, Senior Director, Corporate Services

Administration advised that the website is nearing its completion; documents are being uploaded to the website and final touches are being made. The new website should be launched on May 1, 2015; improvements will be made to the website as needed.

## 7. BYLAWS

- a) **First Reading of By-law (s)**

- i) 2015 Mill Rate By-law  
John Mabberi-Mudonyi, Senior Director, Corporate Services

Administration stated that the purpose of the by-law is to implement the increase to the mill rate as discussed during the 2015 budget deliberations.

### Motion #15-114

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Dobbin

That First Reading of 2015 Mill Rate By-law is approved.

**For – Papatsie, Dobbin, Akumalik, Stevenson, Mansell  
Against - Bell  
Carried**

**b) Second Reading of By-law (s)**

- i) 2015 Mill Rate By-law  
John Mabberi-Mudonyi, Senior Director, Corporate Services

Councillor Bell stated that he did not support the increase to the mill rate as he believed that the City could provide residents with a better rate.

**Motion #15-115**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Mansell

That Second Reading of 2015 Mill Rate By-law is approved.

**For – Papatsie, Dobbin, Akumalik, Stevenson, Mansell  
Against - Bell  
Carried**

- ii) Future Development Area General Plan By-law Amendment  
No. 784  
Melodie Simard, Director, Planning and Development

**Motion #15-116**

Moved by: Councillor Bell  
Seconded by: Deputy Mayor Stevenson

That Second Reading of Future Development Area General Plan By-law  
Amendment No. 784 is approved.

**Unanimously Carried**

**c) Third and Final Reading of By-law (s)**

- i) FCM Borrowing By-law No. 783  
Amy Elgersma, Director, Recreation

**Motion #15-117**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Akumalik

That Third and Final Reading of FCM Borrowing By-law No. 783 is approved.  
**For – Papatsie, Akumalik, Stevenson, Mansell**  
**Against – Bell, Dobbin**  
**Carried**

**8. OLD BUSINESS**

None

**10. COMMITTEE REPORTS**

- a) Disabilities Advisory Committee  
Councillor Papatsie, Chairperson
  
- i) National Access Awareness Week  
Councillor Papatsie, Chairperson

Councillor Papatsie stated that National Access Awareness Week was first established in 1988 to promote better community access for people with disabilities. This campaign happened in response to a request from Rick Hansen following his Man in Motion World Tour.

During the April 15, 2015 Disabilities Advisory Committee meeting, members discussed the importance of National Access Awareness Week. National Access Awareness Week activities will be held from May 28 to 31, 2015 in Iqaluit. Tentatively scheduled events include a City of Iqaluit Facility Accessibility Audit Workshop on Friday, May 29 and the Walk, Wag and Roll on Sunday, May 31, which raises funding for and awareness of the Canadian Guide Dogs for the Blind; the walk is supported by the Iqaluit Humane Society.

The Disabilities Advisory Committee recommends that Council promote National Access Awareness Week, making a public statement on the importance of inclusion.

**Motion #15-118**

Moved by: Councillor Papatsie  
Seconded by: Councillor Mansell

That Council recognizes and promotes National Access Awareness Week to the public, including making a statement on inclusio  
**Unanimously Carried**

**11. CORRESPONDENCE**

- a) Letter: North American Occupational Safety & Health Week 2015

**Motion #15-119**

Moved by: Councillor Bell  
Seconded by: Deputy Mayor Stevenson

That Council proclaim May 3-9, 2015 as NAOSH Week in Iqaluit.  
**Unanimously Carried**

- d) Application: "A Vulnerability Assessment of Injury and Distress on the land across Nunavut."

**Motion #15-120**

Moved by: Councillor Mansell  
Seconded by: Councillor Bell

That the NRI application "A Vulnerability Assessment of Injury and Distress on the land across Nunavut."; Dylan Clark, McGill University is approved.  
**Unanimously Carried**

- e) Application: "Hey Peta": What the Seal Means to the Jerry Cans."

**Motion #15-121**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Papatsie

That the NRI application "Hey Peta": What the Seal Means to the Jerry Cans."; Mark Solnoky, Royal Roads University, is approved.  
**Unanimously Carried**

**12. IN CAMERA SESSION**

(1) as per Section 22 (2) (a) CTV Act and Bylaw 526 Section 67

- Legal, Labour Updates

**Motion #15-122**

Moved by: Councillor Bell

Seconded by: Deputy Mayor Stevenson

That Council goes In Camera at 7:47pm.

**Unanimously Carried**

**Motion #15-123**

Moved by: Councillor Mansell  
Seconded by: Councillor Bell

That Council returns to Regular Session at 8:47pm.

**Unanimously Carried**

**13. ADJOURNMENT**

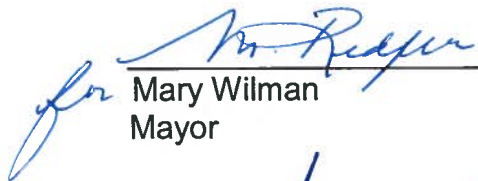
**Motion #15-124**

Moved by: Deputy Mayor Stevenson  
Seconded by: Councillor Bell

That Council adjourns at 8:50pm.

**Unanimously Carried**



  
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Mary Wilman  
Mayor

  
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Muhamud Hassan  
Chief Administrative Officer

Approved by City Council on the 10 day of November, 2015, AD.

