

**CITY OF IQALUIT  
CITY COUNCIL MEETING #09  
May 10<sup>th</sup>, 2011 at 6:00 PM  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Deputy Mayor David Ell  
Councillor Mary Ekho Wilman  
Councillor Jimmy Kilabuk  
Councillor Mat Knickelbein  
Councillor Mary Akpalialuk  
Councillor Romeyn Stevenson  
Councillor Simon Nattaq

**ABSENT**

Mayor Madeleine Redfern  
Councillor Joanasie Akumalik

**PRESENT FROM ADMINISTRATION**

Nicole Aylward, A/Chief Administrative Officer  
Tracy Leschyshyn, City Clerk  
Arif Sayani, Director, Planning and Development  
Amy Elgersma, Director, Recreation  
Sean Tiessen, Materials Coordinator  
Jeanie Eeseemailee, Senior Interpreter/Translator  
Rachel Ootoova, Senior Interpreter/Translator

**PRAAYER**

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

**SWEARING IN**

None

**ADOPTION OF AGENDA**

**Motion #11-163**

Moved by: Councillor Wilman  
Seconded by: Councillor Stevenson

Council approved to adopt the agenda as presented.

**Unanimously Carried**

**1. MINUTES**

- a) Planning and Lands Committee of the Whole Meeting Minutes #03  
– April 12, 2011

**Motion #11-164**

Moved by: Councillor Knickelbein

Seconded by: Councillor Stevenson

Council approved Planning and Lands Committee of the Whole Meeting Minutes #03 dated April 12, 2011.

**Unanimously Carried**

- b) City Council Meeting Minutes #06 – March 22, 2011

**Motion #11-165**

Moved by: Councillor Wilman

Seconded by: Councillor Knickelbein

Council approved City Council Meeting Minutes #06 dated March 22, 2011.

**For – Kilabuk, Nattaq, Knickelbein, Wilman, Akpalialuk  
Abstained – Stevenson  
Carried**

**Councillor Stevenson abstained to the motion as he was not in attendance at the meeting.**

**2. DECLARATION OF INTEREST**

None

**3. DELEGATIONS**

None

**4. AWARDS AND RECOGNITIONS**

None

**5. STATEMENTS**

Councillor Nattaq stated that he was very happy to see that Deputy Mayor Ell was ok after his terrible fall of twenty (20) feet.

Councillor Kilabuk stated that he will be out of town as of May 26 for approximately ten days.

Councillor Wilman stated that several residents have approached her regarding the garbage throughout the City since Tim Horton's opened in Iqaluit. There has been a significant increase in littering over the past few months. She stated that the residents have asked that the City address this matter as soon as possible.

Councillor Stevenson thanked the volunteers from the Search and Rescue for their efforts and dedication to find the two missing girls.

**6. DEFERRED BUSINESS AND TABLED ITEMS**

None

**7. BYLAWS**

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

None

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

None

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

None

**8. OLD BUSINESS**

None

**9. NEW BUSINESS**

- a) Request for Decision – Amendment to Development Permit No. 10-030 (NPREIT)  
Arif Sayani, Director, Planning and Development

Arif Sayani, Director of Planning and Development, stated that a Development Permit was approved to permit the development of four 6-plexes on Lot 2, Block

233, Plan 3591, located along the Road to Nowhere in 2010. The 6-plexes were part of Phase 1 of a two-phase development that would include, as Phase 2, a thirty six (36) unit apartment building.

He stated that the applicant, Northern Property REIT, is now seeking an amendment to the Development Permit to replace the 6-plexes with 8-plexes. Although not subject to this Development Permit amendment, the 36-unit apartment building constituting Phase 2 is now planned as a 39-unit apartment building.

Arif stated that the high basements will now be used to accommodate two additional units in each building. The main parking area has been slightly reconfigured to accommodate an additional three parking spaces, for a total of sixty three spaces, while a separate small parking area, with direct access from Road to Nowhere, is now proposed to accommodate eight additional parking spaces. A total of thirty five spaces will be allocated to the Phase 1 8-plexes.

He stated that the proposal requires one (1) variance to the Zoning By-law:

- Building height: To permit a maximum average building height per building of twelve point eight one (12.81) metres, whereas the maximum permitted building height is ten point five (10.5) metres.

Councillor Stevenson asked if the Building Inspector has visited the site to conduct an inspection or if it will be done after this request is approved.

Arif responded that the Building Inspector will visit the site for the first inspection after this request has been approved.

Councillor Wilman asked why the applicant did not make this request during the first stages of development.

Arif stated that he cannot speak on behalf of the applicant but believed that when the development of the building first began, the developers noticed high basements and believed it would be a wasted opportunity; they decided to use the space and create eight additional units. He believed it could have been planned earlier in the development process but did not believe this to be an issue at this time.

### **Motion #11-166**

Moved by: Councillor Knickelbein

Seconded by: Councillor Wilman

|                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Council approved an amendment to Development Permit application #10-030 for Lot 2, Block 233, Plan 3591 to permit the development of four (4) eight plexes on |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

the subject lot as Phase 1 of a two-phase development, subject to the conditions listed below, and as shown on the plans that accompany the application:

a) Site Plan, Drawing 1, dated April 18, 2011 as received by the City on April 25, 2011;

b) Floor Plan and Exterior Elevations, Drawing A2, dated February 24, 2011, as received by the City on March 17, 2011, and

Approves a variance for Lot 2, Block 233, Plan 3591 to Section 10.8 of Zoning By-law No. 704 to permit an increase in the maximum permitted building height from 10.5 metres to an average height per building of 12.81 metres.

**Unanimously Carried**

b) Request for Decision – “Building Our Capital” Phase 1  
Amy Elgersma, Director, Recreation

Amy Elgersma, Director of Recreation, stated that a new Aquatic Centre was identified as the top priority Capital Infrastructure Project for the City of Iqaluit at the 2009 Strategic Planning Workshop. At this workshop, several other large capital infrastructure needs were identified, including a multipurpose recreation facility, a new City Hall and a new Fire Hall.

She noted that City Council approved that administration take the steps required to hire a consultant to perform an integrated feasibility study and business plan for a new Aquatics Centre, Multipurpose Recreation Facility or Facilities, City Hall, and Emergency Services Centre in February 2010. On April 16, 2010, a Request for Proposal was issued for this project and advertised publicly.

Amy stated that in July 2010, FSC Architects and Engineers were hired and assembled a team of experts to undertake the project.

Terry Grey, Principle in Charge with FSC Architects and Engineers, stated that the project is being done in two phases; Phase 1 included the needs assessment, site analysis, site selection and facility configuration options and the identification of preferred configuration options. He stated that the identification of preferred configuration options section has evolved to include three site options for both the Emergency and Protective Services Centre and the City Hall and noted that some of the sites are not controlled by the City. A preferred site for Recreation facilities has been identified. He believed that by keeping these options open, FSC Architects and Engineers can ensure the City is in a good position to negotiate land opportunities.

He stated that the Phase 1 process involved thorough research and analysis of the issues and needs. At the same time, stakeholders and the public were given an opportunity to participate and to voice their opinions.

Once Council approves Phase 1 of the project, Phase 2 can officially begin. Phase 2 of the project will include the conceptual design, a detailed Business Plan and the implementation plan.

Terry stated that while the findings of the assessment generally agree with public expectations, there is one exception: a new regulation ice sheet to replace the Arnaitok Arena is not fully sustainable. Current ice time can be scheduled on one ice surface with limited sacrifices to time slots, drop-in and instructional skate times could be accommodated on a 'leisure' ice surface approximately sixty (60%) per cent smaller than a regulation surface. He stated that this report recommends that the preferred option from a recreational perspective is to build a new regulation ice surface. If added to the existing Arctic Winter Games Complex, the expanded facility could accommodate large events such as trade shows, conventions, Arctic Winter Games and, from the perspective of the 'public good' provide extra ice time for youth at risk.

He stated that It is determined that:

- A new downtown recreation facility totaling approximately eleven thousand seven hundred sixty square metres (11,760m<sup>2</sup>) is required soon to replace the existing pool at Astro Hill. It will house a new aquatic centre, an indoor soccer field, a 'flexi-hall' (gym and large gathering/community hall) two smaller multipurpose halls, a fitness centre, a climbing wall, a preschool program area, indoor playground, a youth center and an elder's space
- A four thousand square metres (4,000m<sup>2</sup>) addition to the Arctic Winter Games Complex is needed if a new regulation ice arena is to be considered sustainable.
- The existing Curling Club is expected to be acquired by the City in 2011 and will continue to be used as a curling facility in the winter and a skate park for the remainder of the year.
- An approximate one thousand eight hundred fifty square metres (1,850m<sup>2</sup>) Emergency and Protective Services Centre is required to fulfill expanding firefighting and emergency response requirements and to replace an inadequate, noncompliant existing facility, and;
- City Hall requires three thousand one hundred square metres (3,100m<sup>2</sup>) of new space to replace its current second floor accommodation above the fire hall. The current City Hall is not large enough to house all city offices. Additional office space has been leased in order to accommodate City staff. The existing facility does not meet building code requirements, is poorly serviced and is not barrier free accessible.
- In addition to the above noted new facilities, an animal shelter is needed to facilitate bylaw services and a new records storage/inventory

warehouse is needed to supplement the proposed City Hall functional program

Terry stated that to address the uncertainty raised by the dilemma of the second ice surface, alternatives are proposed. As the downtown facility is constructed, interest in hockey may wane: indoor soccer is a rapidly growing sport nationally while additional recreation facilities will also draw attention away from ice sports. He believed that an addition to the Arctic Winter Games Complex may not be necessary, or a different one required:

- Recreation Facility Alternative 1 proposes relocating the indoor soccer field to an eight thousand seven hundred eleven square metres (8,711m<sup>2</sup>) Arctic Winter Games Complex addition that would include a leisure ice surface for drop-in and instructional skating programs. This would in turn reduce the size of the downtown facility by approximately four thousand square metres (4,000m<sup>2</sup>) to seven thousand seven hundred eighteen (7,718m<sup>2</sup>).
- Recreation Facility Alternative 2 proposes relocating the indoor soccer field to a smaller six thousand eight hundred square metres (6,800m<sup>2</sup>) Arctic Winter Games Complex addition that would not include any additional dedicated ice surface. In lieu, the soccer surface would be convertible to an ice surface for large tournaments or function as a space for large indoor events in conjunction with the existing Arctic Winter Games Complex surface. This would again reduce the size of the downtown facility by approximately three thousand nine hundred square metres (3,900m<sup>2</sup>) to seven thousand eight hundred square metres (7,800m<sup>2</sup>).

Terry stated that it is important that ice surfaces remain adjacent to each other to take advantage of ice making and ice cleaning equipment and optimize maintenance staff allocations.

A negative aspect of Alternative 1 and 2 is the relocation of indoor soccer away from the downtown. This shifting of the 'centre of gravity' works against the feedback received at drop in sessions and the guiding principles of the Iqaluit General Plan.

Terry stated that the pre-feasibility will also address the review of potential funding sources for the City of Iqaluit City Hall, Emergency Services and Recreation infrastructure. It is preliminary in nature, focusing on an examination of the key internal resources of the City and critical external sources, primarily of the Government of Nunavut and the Government of Canada. Subsequent business planning, which will be carried out as part of Phase 2 of the planning project, will undertake detailed analysis of potential project financing.

The two primary internal sources of the City of Iqaluit for project financing, outside of user fees, are increases in property taxes and loans from a registered financial institution or from territorial and federal governments. A third funding source may be available to the City through the Federation of Canadian Municipalities Green Fund; this avenue will require further investigation and analysis. He noted that this Federation of Canadian Municipalities initiative is funded by the Government of Canada. A critical element of the future analysis in Phase 2 business planning will be examination of the potential impact of proposed project financing on property tax levels in Iqaluit. He stated that this analysis will be complemented by a detailed comparison of property tax levels in other northern municipalities, and where possible, southern municipalities. This comparison must be based not only on a comparison of property tax mill rates but also on the differing property value assessment systems used in each case, as well as other critical factors determining the overall tax burden on municipal residents.

Amy stated that the benefits of approving Phase 1 of the project will allow the project team to confidently move forward with the project into Phase 2 where conceptual designs, detailed business planning and an implementation plan will be developed. The Feasibility Study and Business Plan will provide the City with a long term vision for these important capital infrastructure projects that will ensure an effective and efficient use of land and financial resources, will enable priority projects, such as a new Aquatic Centre, to proceed, help to identify partnership opportunities and ensure that the City has the information needed to take advantage of future funding opportunities and ensure that public input is properly incorporated into these important capital infrastructure projects.

**Motion #11-167**

Moved by: Councillor Knickelbein  
Seconded by: Councillor Wilman

Council approved Phase 1 of the "Building Our Capital" Project.

**Unanimously Carried**

- c) Request for Decision – Application for P3 Canada Program  
Amy Elgersma, Director, Recreation

Amy stated that the Building our Capital project team is seeking approval from City Council to submit an application to P3 Canada for consideration.

She explained that a public-private-partnership (P3) is a legally-binding contract between government and business for the provision of assets and the delivery of services that allocates responsibilities and business risks among the various partners.



She stated that in the P3 arrangement, the City will remain actively involved throughout the project's life cycle and the private sector will be responsible for various functions throughout the project. A number of models will be looked at such as project design, building, and financing and/or operations and maintenance. P3's take a variety of forms, with varying degrees of public and private sector involvement and varying levels of public and private sector risk. She stated that the goal is to combine the best capabilities of the public and private sectors for mutual benefit.

Amy noted that the Recreation Department will be moving forward in Phase 2 with a further analysis of the P3 models and P3's as an option for all or any of these projects. The applications are due at the end of June and it is anticipated that there will not be another call for proposals for at least one year.

She stated that further to the Council information session on April 28, 2011 some of the benefits that could result from entering into a P3 agreement include:

- Increase investment in public infrastructure
- Private sector responsibility to finance the project
- Improve cost-effectiveness
- Reduce public sector risk
- Deliver capital projects faster
- Improve budget certainty
- Make better use of assets through private sector innovation

Amy noted that P3 Canada is a crown corporation which is dedicated to delivering infrastructure projects in Canada by supporting public-private partnerships. If approved and the City decides to enter into a P3 agreement through the P3 Canada program, they will provide expertise in the formation of the P3 agreement. They will cover up to fifty (50) per cent of the front-end planning costs and will provide capital contributions of up to twenty five (25) per cent of the capital costs; additional grants, financing and loans are also available once approved for a P3 Canada Project

She believed that by submitting an application to P3 Canada, the option remains on the table and allows the City to further analyze the P3 Canada program as a financing option.

Councillor Stevenson believed that Council discussed, during the information session on April 28, 2011, the possibility that all new infrastructures being considered by the City may not be covered under the P3 Canada Program. He asked if separate applications would need to be submitted for different buildings or if one application would be accepted for the entire project. He also asked if the application would be submitted by the Recreation Department or by FSC Architects and Engineers.

Amy responded that she has contacted individuals from the P3 Canada Program and that one application would suffice at this time. The Request for Proposal package was shared with these individuals as well as all work that has been completed to date. She stated that P3 Canada expressed their interest in assisting the City with their application for the entire project. She will be submitting the proposal to P3 Canada but FSC Architects and Engineers and Aarluk Consulting will be assisting her with the proposal document.

Councillor Wilman asked if other individuals who have submitted proposals to P3 Canada have been approached by the Recreation Department for details and advice.

Amy responded that this proposal is slightly different than others that P3 Canada may have seen before but believed that FSC Architects and Engineers was involved with the hospital project and other projects that were P3 Canada Projects. This will be discussed further in Phase 2 of the project.

Councillor Wilman believed that the proposal indicates that the cost for the project would not change; she asked who would be responsible for any additional costs.

Amy responded that any unexpected additional costs would be included in the upfront planning stages of the project and would be included in the contract and insurance for the project. One of the benefits for the City in entering in the P3 Canada Program is that the City would have the ability to transfer the risk of any additional costs, that were not identified by the engineering firm or construction company, to the private partner.

**Motion #11-168**

Moved by: Councillor Knickelbein

Seconded by: Councillor Stevenson

Council supported the application for consideration under the P3 Canada Program for the "Building Our Capital" Project.

**Unanimously Carried**

d) Request for Decision – 2011 Vehicle Tender  
Sean Tiessen, Materials Coordinator

Sean Tiessen, Materials Coordinator, stated that the Public Works department would like to purchase two vehicles; one to replace an eleven (11) year old pickup truck used at the landfill and the other is for the Building Maintenance Department; this two person department currently does not have a vehicle.

He noted that the current landfill vehicle is in disrepair and staff recommends replacing truck #62; more waste segregation is taking place along with refrigerant capture. These activities require manpower, equipment, and materials to be transported around landfill.

Sean believed that providing the Building Maintenance Department with a vehicle would streamline their operation and reduce wasted man-hours. They frequently require transportation between their workshop and various work sites throughout the city.

He stated that there are three vehicles types to chose from that the city currently uses in this or other departments; a 2011 F-350 Super Cab, a 2011 F-250 Crew Cab or a 2009 F-350 Super Cab. Two of these vehicles are available for purchase from a local company and the other from a private owner; two of the three vehicles will have bumper to bumper warranty for twenty four (24) months and the power train warranty for forty eight (48) months, the other will have bumper to bumper warranty for sixteen (16) months and power train warranty for twenty eight (28) months.

Sean stated that the cost for the 2011 F-350 Super Cab is thirty nine thousand two hundred seventy three dollars sixty nine cents (\$39,273.69), the cost for the 2011 F-250 Crew Cab is thirty six thousand five hundred eighty two dollars sixty nine cents (\$36,582.69) and the cost for the 2009 F-350 Super Cab is thirty one thousand (\$31,000.00) dollars.

The source of funding for the replacement of truck #62 is the Public Works Landfill Vehicle Replacement Reserve and the Public Works Vehicle Reserve for the Building Maintenance Department vehicle.

Councillor Knickelbein asked if there were enough funds in the reserves to cover the purchase cost of these vehicles.

Sean confirmed that there are enough funds for the purchase of these vehicles.

Councillor Stevenson asked if he knew the total kilometers to date on the vehicles.

Sean responded that in the tender package the kilometer total was capped at twenty five thousand (25,000); the kilometer total was not identified in the proposal package from 5063 Nunavut Ltd, and the total kilometer for the privately owned vehicle is nine thousand (9,000).

Councillor Knickelbein believed that the City should purchase the two vehicles with the longer warranty period.

**Motion #11-169**

Moved by: Councillor Stevenson  
Seconded by: Councillor Kilabuk

Council approved the purchase of two used vehicles from 5063 Nunavut Ltd. as follows:

-2011 Ford F350 Super Cab (24 month bumper to bumper warranty remaining and 48 month power train warranty remaining), thirty nine thousand two hundred seventy three dollars sixty nine cents \$39,273.69

-2011 Ford F250 Crew Cab (24 month bumper to bumper warranty remaining and 48 month power train warranty remaining), thirty six thousand five hundred eighty two dollars sixty nine cents (\$36,582.69); funds to be allocated from the Landfill Vehicle Reserve Fund and the Public Works Vehicle Reserve Fund.

**Unanimously Carried**

**10. COMMITTEE REPORTS**

- a) Finance Committee Report  
Councillor Stevenson, Chair
- i) 2010 Audited Financial Statements  
Councillor Stevenson, Chairperson

**Motion #11-170**

Moved by: Councillor Stevenson  
Seconded by: Councillor Kilabuk

Council accepted the 2010 Audited Financial Statements.

**For – Kilabuk, Nattaq, Knickelbein, Stevenson, Akpalialuk  
Abstained – Wilman  
Carried**

**Councillor Wilman abstained to the motion as she was not in attendance at the meeting.**

**11. CORRESPONDENCE**

None

**12. IN CAMERA SESSION**

None

**13. ADJOURNMENT**

**Motion #11-171**

Moved by: Councillor Stevenson  
Seconded by: Councillor Akpalialuk

Council approved to adjourn City Council Meeting #09 at 6:55pm.

**Unanimously Carried**

---

David Ell  
Deputy Mayor

---

Nicole Aylward  
A/Chief Administrative Officer

---

Tracy Leschyshyn  
City Clerk

Approved by City Council on the 26 day of July, 2011, AD.