

**CITY OF IQALUIT  
CITY COUNCIL MEETING #08  
April 8<sup>th</sup>, 2014 at 6:00 PM  
COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Deputy Mayor Mary Wilman  
Councillor Kenneth Bell  
Councillor Romeyn Stevenson  
Councillor Noah Papatsie  
Councillor Terry Dobbin  
Councillor Joanasie Akumalik  
Councillor Stephen Mansell (via teleconference)  
Councillor Simon Nattaq

**ABSENT**

Mayor John Graham

**PRESENT FROM ADMINISTRATION**

John Hussey, Chief Administrative Officer  
Valerie Collin, Recorder  
Amy Elgersma, Director, Recreation  
Geneva Chislett, Controller  
Jeanie Eeseemailee, Senior Interpreter/Translator

**PRAYER**

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

**SWEARING IN**

None

**ADOPTION OF AGENDA**

**Motion #14-78**

Moved by: Councillor Bell  
Seconded by: Councillor Stevenson

That the agenda be adopted as amended:

Delete	Item 9 (c) – 2014 FCM Participants
Delete	Item 9 (d) – Committee vacancies

**Unanimously Carried**

1. **MINUTES**

- a) Planning and Development Committee of the Whole Meeting  
Minutes #09 – November 6, 2013

**Motion #14-79**

Moved by: Councillor Bell  
Seconded by: Councillor Stevenson

That Planning and Development Committee of the Whole Meeting Minutes #09 dated November 6, 2013 be approved.  
**For – Papatsie, Dobbin, Akumalik, Nattaq, Stevenson, Bell**  
**Abstained - Mansell**  
**Carried**  
**Councillor Mansell abstained to the motion as he was not in attendance.**

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

- a) Jamesee Moulton  
Community Clean-Up Committee

Mr. Jamesee Moulton thanked Council for allowing him the opportunity to present and stated that the Community Cleanup Committee is exploring ways to get the companies of Iqaluit more involved in the 2014 community cleanup. There are a large number of companies in Iqaluit that operate or own sites that are prone to waste accumulation. In order to address this matter the committee would like to ask that Council challenge the companies of Iqaluit to clean their sites, and then present awards/plaques, such as "Cleanest Company" and "Cleanest Construction Site", to the companies judged to be the winners. An award could also be presented to identify a "Dirtiest Company" if there is an appetite to create such an award.

The program would consist of two awards to be presented and would be judged as follows:

The first award would go to the company who has the cleanest construction worksite. This will be based on the amount of supplies left on the ground, by the

safety of the public in Iqaluit and by the organization of material and equipment used on-site. The second award would go to the company with the cleanest office site. This would be based on heavy equipment being organized in a safe fashion, the amount of garbage and derelict equipment/vehicles and the organization of their sea-lift supplies to be stored.

The Community Clean-Up Committee believes that a public challenge from the City of Iqaluit would generate enough media attention, that the dirtiest companies would be shamed into cleaning their site. Mr. Moulton noted that this is just a preliminary draft of the competition and specific details need to be outlined as to how this program would work and who would judge the sites to then present the awards. They believe that the challenge would be most appropriate being done by Council and asked if this is something that Council believes would be valuable. Any ideas or feedback Council may have would assist the committee to maximize the impact of the challenge. Their goal is to encourage all companies to be cleaner and to think about the garbage that they leave behind, as well as the impact it has on the environment. The clean-up is scheduled to take place on June 13<sup>th</sup>, 2014.

Councillor Akumalik believed that Council was very supportive of community clean-ups and that this would be very beneficial. He asked if the Community Clean-Up Committee is a registered society.

Mr. Moulton advised that the committee is not a registered society. The committee was created based on a Government of Nunavut initiative and it invites the Economic Development Officer from the City of Iqaluit to work with them as well as a representative from the federal government and Nunavut Tourism. He stated that his position with the Department of Environment also requires him to work with all other communities in Nunavut to plan their community clean-ups. The current Community Clean-up Committee is an ad-hoc working group for Iqaluit only.

Councillor Akumalik asked why the fixed date of June 13<sup>th</sup> was being suggested for the clean-up day.

Mr. Moulton advised that they chose June 13<sup>th</sup> for the clean-up day as it is the Friday during Public Service Week and the federal government has been paying for the "Thank You Barbeque" in past years.

Councillor Papatsie expressed his support for the initiative and believed that this would be a good challenge for businesses in Iqaluit and may encourage them to keep their properties clean.

Councillor Stevenson noted that the community clean-up was very successful in 2013 and looks forward to the clean-up this summer. He asked if Council would

be involved directly with the judging and presentation of the awards or if the committee is simply seeking support to move forward.

Mr. Moulton explained that it would be Council's decision and believed that they could chose to ask the committee to play the leading role on the initiative or to simply support and ask the committee to move forward. Any suggestions Council would have on the matter would be greatly appreciated as the committee is only in its first stages of planning for the clean-up.

Councillor Stevenson expressed his support for the initiative and stated that he would like this to remain positive and friendly and make others feel good about the cleanliness of their properties. The city has an unsightly land by-law and can enforce it as required but such an initiative would provide the opportunity for properties to be cleaned by the owners voluntarily.

Mr. Moulton agreed with Councillor Stevenson and believed that if some of the properties were advertised or judged by the public it would motivate them even more to clean up their properties.

Councillor Bell noted that the city has a by-law for unsightly land that it does not enforce but should. The city also has many properties that are unsightly and have been working hard to clean them up. The city should request that Municipal Enforcement visit all properties that are unsightly and issue letters and warnings indicating that fines will be issued to those who have unsightly properties very soon. He asked if all businesses would take part in the initiative or if only a few would be selected.

Mr. Moulton explained that they would like to have all businesses on board but that perhaps a few could be highlighted and targeted more than others. Everyone knows that the construction companies and bigger organizations, such as the Nunavut Housing Corporation, have the dirtiest properties and may be willing to voluntarily take part and identify others that need to be targeted.

Councillor Dobbin expressed his support for the initiative and believed that the city needed to hold bigger, better and longer community clean-ups each year.

Councillor Mansell expressed his support but believed that further discussion was required on the matter.

Councillor Akumalik agreed with Councillor Mansell and suggested that Council have further discussions on the matter when details are presented to them by the Community Clean-Up Committee.

Mr. Moulton agreed with Councillors Mansell and Akumalik and advised that he would return to Council with further details as to how the program will be carried out once the committee has had further discussion.

4. **AWARDS AND RECOGNITIONS**

None

5. **STATEMENTS**

Councillor Nattaq stated that a lot of reusable material is found on the land such as wood and the city should have a designated area where reusable materials can be disposed of and used by carvers or other artists; many individuals are talented and use wood to make small souvenirs and other objects that are worth selling. There is a significant amount of waste found on the land and this needs to be addressed.

Councillor Bell noted that Honourable Leona Aglukkaq recently announced the city's purchased of the Micro Auto Gasification System and that he and Mayor Graham travelled to Montreal to look at the system. He stated that he was very impressed with the system and noted that it does not pollute the air and burns many different types of material.

He stated that he has yet to receive a copy of the pool reports that have been requested on a number of occasions. He stated that he would like to have a Special Council Meeting and will be making the request in writing to Mayor Graham, but requires a second Councillor to make the request with him. The purpose of the meeting will be to discuss the pool reports as well as to have an In Camera session to discuss a labour matter, without Administration.

Councillor Stevenson expressed his support for the request to have a Special Council meeting but did not believe that he would be available to attend, depending on the meeting date.

Councillor Dobbin noted that the Nunavut Mining Symposium is being held in Iqaluit this week and there will be approximately five hundred (500) delegates attending; this will be very beneficial for the local economy. The city should be involved with this event and ensure that it benefits the city in every way possible.

Councillor Stevenson recognized the recent passing of a city staff and sends his condolences to family and friends.

Councillor Mansell noted that concerns were raised during the last Council meeting regarding the film company who used the cemetery for footage which was then reported by the media. He agreed that the filming at the cemetery was unfortunate and believed that the city should create a policy for such matters. He also believed it to be very unfortunate that the only comments made by Council regarding the project were negative; the Road to Nowhere Film Company is primarily comprised of young people from Iqaluit who fundraised and found

money through various donations. They have worked really hard to film a movie in Iqaluit with Hollywood producers and actors and believed that this was a great achievement and would promote Iqaluit. He congratulated the group and wished them all the best with their movie.

6. **DEFERRED BUSINESS AND TABLED ITEMS**

None

7. **BYLAWS**

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

- i) Frosty Lot Purchase By-law  
Amy Elgersma, Director, Recreation

Administration stated that the purpose of the by-law is to purchase Lot 6, Block 71, Plan 3799, also known as "Frosty Lot", for a purchase price not to exceed the appraised value of one million seven hundred and forty thousand (\$1,740,000.00) dollars. The purchase price for the property shall be paid from the Land Development Fund and all revenue generated from the property, as a result of leasing the existing buildings or the sale of the buildings, must be returned to the Land Development Fund to offset the expenditure.

**Motion #14-80**

Moved by: Councillor Stevenson  
Seconded by: Councillor Akumalik

That First Reading of Frosty Lot Purchase By-law be approved.  
**For – Papatsie, Dobbin, Akumalik, Nattaq, Stevenson, Mansell**  
**Against - Bell**  
**Carried**

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

- i) Frosty Lot Purchase By-law  
Amy Elgersma, Director, Recreation

Councillor Mansell stated that he would like to receive a copy of the property appraisal or any other information relating to the property prior to the by-law receiving third reading.

Administration advised that a copy of the appraisal will be provided to Council and the reason why it was not included with the by-law is because it is very lengthy and could not be translated in a timely manner.

Councillor Dobbin asked what the city has planned for the buildings on the lot once the new aquatic centre is developed.

Administration explained that the city will attempt to sell the buildings; any revenue generated from the sale will be returned to the Land Development Fund.

Councillor Bell asked why the city was requesting to purchase the property and if the purchase price was included in the estimate total cost for the aquatic centre project.

Administration advised that the purchase price for the lot is not included in the estimated total of borrowing that will be required for the Aquatic Centre Project. The Aquatic Centre Project requires off-site parking to meet the parking requirements as per Zoning By-law No. 704 as well as the development permit; the purchased lot will be used for off-site parking as well as the future bypass road, temporary snow piling and temporary contractor accommodations. This was identified in the Piquituvut "Building our Capital" feasibility study and approved by Council on December 16, 2013.

Councillor Papatsie inquired as to the condition of the buildings currently located on the property.

Administration advised that the buildings are currently in fair to good condition and can be relocated and sold. A tender will be released in the future for the sale of the buildings.

**Motion #14-81**

Moved by: Councillor Stevenson  
Seconded by: Councillor Akumalik

That Second Reading of Frosty Lot Purchase By-law be approved.  
**For – Papatsie, Dobbin, Akumalik, Nattaq, Stevenson, Mansell**  
**Against - Bell**  
**Carried**

**Motion #14-82**

Moved by: Councillor Bell  
Seconded by: Councillor Dobbin

That Council directs Administration to provide them with a copy of the property appraisal for the Frosty Lot legally known as Lot 6, Block 71, Plan 3799.  
**Unanimously Carried**

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

- i) Water and Sewer Services By-law Amendment No. 765  
Geneva Chislett, Controller

**Motion #14-83**

Moved by: Councillor Bell  
Seconded by: Councillor Akumalik

That Third and Final Reading of Water and Sewer Services By-law Amendment No. 765 be approved. **Unanimously Carried**

- ii) Solid Waste By-law Amendment No. 766  
Geneva Chislett, Controller

**Motion #14-84**

Moved by: Councillor Bell  
Seconded by: Councillor Papatsie

That Third and Final Reading of Solid Waste By-law Amendment No. 766 be approved. **Unanimously Carried**

- iii) 2014 Mill Rate By-law No. 767  
Geneva Chislett, Controller

**Motion #14-85**

Moved by: Councillor Bell  
Seconded by: Councillor Papatsie

That Third and Final Reading of 2014 Mill Rate By-law No. 767 be approved. **Unanimously Carried**

8. **OLD BUSINESS**

None

9. **NEW BUSINESS**

b) **Request for Decision – Piling Tender Award**  
Amy Elgersma, Director, Recreation

Administration noted that a geotechnical investigation and foundation recommendations were completed in November 2012. The investigation revealed that the geotechnical conditions at the site for the new aquatic centre are suitable to founding the proposed building on end-bearing piles socketed into sound bedrock which was encountered during the testing at depths of seven point five (7.5) metres to nineteen (19) metres.

The City Council approved the final design of the Aquatic Centre and gave direction to go to tender on December 16, 2013. The first step of construction is to prepare the foundation by drilling piles.

A piling tender was issued by the Project Manager on March 19, 2014 to supply and install piles, pile caps and steel plates for the Iqaluit Aquatic Centre building foundation, to supply and install metal plates, traffic control if required, the removal of any contamination of soil resulting from the pile work, the completion and submission of all Leadership in Energy and Environmental Design mandated documents required to obtain the Leadership in Energy and Environmental Design silver certification and site cleanup. Tender submissions were received until 3:00pm on March 28, 2014; Canadrill Ltd. was the only firm that submitted a bid. After reviewing the submission, it was determined that Canadrill's submission met all requirements of the tender request.

Councillor Bell noted that the Council Aquatic Centre Building Committee was created to review and discuss matters relating to the new aquatic centre project and to make recommendation to Council; this process was not followed and the submission was only reviewed by the working group prior to it being presented to Council. He asked for clarification as to why the proper process was not followed.

Administration explained that the matter was very time sensitive and needed to follow the recommendations identified in the geotechnical report so that the piling may be completed on time. The working group was informed of the tender results as well as the Project Manager.

Councillor Bell believed that the project was now being rushed due to sensitive timelines and that it should have been presented to the Council Aquatic Centre Building Committee for discussion prior to it being presented to Council.

Councillor Dobbin asked if the proposed cost for the work was final or if it could possibly increase if issues are found during the piling work.

Administration advised that the cost is final but was under budget; if issues are identified during the piling work, there are additional funds to cover additional expenses. A thorough geotechnical review of the site was completed and samples collected did identify that sound bedrock exists.

Councillor Bell asked for clarification as to how the city will address remediation of the site and noted that the estimated cost for the service was originally quoted at seventy eight thousand (\$78,000.00) dollars. He asked for clarification as to why the remediation was not being completed before the piling work.

Administration advised that when they begin the drilling work, residual soil will be coming up from the ground, which will then be collected and stored on site, in barrels, which the contractor is responsible for providing a plan as to how they will then manage the contaminated soil. This requirement is outlined in the environmental site assessment that was completed for the site. The soil will then be disposed of at the landfill for remediation.

Councillor Bell asked for confirmation if the Government of Nunavut did not require the clean-up of contaminated soil as the areas surrounding the site are also very contaminated and this would most likely cause a continuous issue.

Administration explained that the Government of Nunavut accepted the plan to complete a combination of remediation and risk management based on all the information collected relating to the site. There is contamination outside the site and some minor adjustments will be made to and around the site to address this such as small ditches around the site and pipes will be installed to help vent the soil to remediate the site.

#### **Motion #14-86**

Moved by: Councillor Stevenson  
Seconded by: Councillor Papatsie

That Council award the piling contract for the Aquatic Centre Project to Canadrill Ltd. in the amount of one million one hundred and eight thousand five hundred (\$1,180,500.00) dollars as per their bid received March 28, 2014.

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

#### **10. COMMITTEE REPORTS**

- a) Economic Development Committee Report  
Deputy Mayor Wilman, Co-Chair

i) Business Incubator Working Group Transition  
Deputy Mayor Wilman, Co-Chair

Deputy Mayor Wilman noted that the City of Iqaluit coordinated a business incubator working group in the spring of 2013 in order to review and determine the viability of establishing a business incubator model within the city. Through a series of meetings throughout the past year, the working group investigated the following:

- **The viability of incubation within the purchase of a fixed asset.**

This was not deemed to be a feasible option considering that in July of 2013, during a special Economic Development Committee meeting, it was made clear that the city would not be in a position to consider such an initiative nor invest any funding towards such perusal. It was relayed however, that the city may be able to provide some form of support however it would not be in a position to lead such an initiative going forward.

- **Business Incubation – Models of Mentorship, Training and Capacity Building**

Investigation of various models throughout the country and internationally focused on how business incubation could be considered in Iqaluit without the provision of owned physical space.

Working group members were able to reach out to organizations in Vancouver, BC and St. Thomas, ON who were very accommodating in providing insight into how each of their programs have been successful in promoting business incubation and acceleration within their respective jurisdictions.

- **Funding Sources in Support of Business Incubation**

Working group members investigated and identified potential funding sources within existing government programs and private sources. Research indicates that non-profit organizations may be best suited to initiate applications for government funding supporting business incubation.

- **A made in Iqaluit Model**

The working group identified that a focus on business support services and awareness may be best suited as the next step in promoting business incubation within the City of Iqaluit, through some form of pilot initiative.

The working group has established that Baffin Regional Chamber of Commerce would have an interest in championing such a pilot initiative and would be best

suited for advancing applications for funding support to deliver a business incubation program in the fall of 2014.

The working group has received confirmation that Arctic College would have an interest in supporting such a pilot initiative, through the provision of space to allow instructional opportunities commencing in the fall of 2014.

- **Transition of Working Group Members from City to Baffin Regional Chamber of Commerce**

Building on the city's establishment of a working group to explore the viability for business incubation within Iqaluit, members of the working group have indicated, for the most part, that they would be willing to transition their volunteer services to assist the Baffin Regional Chamber of Commerce in advancing a pilot initiative during the fall of 2014.

While the transition of working group members from the city to the Baffin Regional Chamber of Commerce will conclude the objectives outlined in respect to the city's Economic Development Committee, it is anticipated that city staff may wish to continue as an active participant or in a manner that would allow the city to be informed and possibly contribute in the coming years.

- **Conclusion**

While there are many challenges in determining how implementation of a strategy to best support business incubation within the city, it was generally observed by members of the working group that such an initiative would be beneficial not only to the individual participants but also to the advancement of Iqaluit as a business friendly city.

The Baffin Regional Chamber of Commerce may be well suited to bridge government and private interest towards the long-term success for a business incubation model that could serve Iqaluit and indeed the entire Qikiqtani region.

The working group wishes to extend its gratitude to the city for initiating such discussions on business incubation and it is hopeful that this preliminary investigation under the Economic Development Committee can prove beneficial to future entrepreneurs.

b) Planning and Development Committee of the Whole Report No. 2  
Councillor Bell, Chairperson

i) Development Permit and Request for Variance #14-004  
(PD14-08)  
Councillor Bell, Chairperson

**Motion #14-87**

Moved by: Councillor Bell  
Seconded by: Councillor Stevenson

That Council approve Development Permit application #13-004 for Lot 3, Block 227, Plan 3480 to permit the proposed warehouse development, subject to the conditions listed in Attachment 1, and as shown on the plans that accompany the application and approves a variance to Section 19.4 of the Zoning By-law to reduce the minimum exterior yard setback from six (6) metres to three (3) metres.

**Unanimously Carried**

- ii) Invitation to NHC (PD14-09)  
Councillor Bell, Chairperson

Councillor Akumalik requested that the Members of the Legislative Assembly be copied on the invitation sent to the Nunavut Housing Corporation.

**Motion #14-88**

Moved by: Councillor Bell  
Seconded by: Councillor Stevenson

That Council direct Administration to invite Nunavut Housing Corporation Executives to a meeting to discuss specific questions to be identified by Mayor Graham and the Chairperson of the Planning and Development Committee of the Whole; members of the Legislative Assembly are to be copied on the invitation.

**Unanimously Carried**

**11. CORRESPONDENCE**

- a) Application: "Health Behavior in School-aged Children Study"

**Motion #14-89**

Moved by: Councillor Stevenson  
Seconded by: Councillor Dobbin

That the NRI application "Health Behavior in School-aged Children Study", William Pickett, be approved.

**Unanimously Carried**

- c) Application: "Identifying Waste Facts in Iqaluit, Canada"

**Motion #14-90**

Moved by: Councillor Stevenson  
Seconded by: Councillor Bell

That the NRI application "Identifying Waste Facts in Iqaluit, Canada", Alexander Zahara, be approved.

**Unanimously Carried**

- d) Application: "Nursing Practice in Rural and Remote Canada II"

**Motion #14-91**

Moved by: Councillor Akumalik  
Seconded by: Councillor Stevenson

That the NRI application "Nursing Practice in Rural and Remote Canada II", Martha MacLeod, be approved.

**Unanimously Carried**

- e) Letter: 2014 Alianait Arts Festival

Councillor Bell asked how much the in-kind donation would cost for the city.

Councillor Stevenson believed that the request was very similar to what has been requested in previous years. He believed that this was a wonderful festival and very beneficial to the community.

**Motion #14-92**

Moved by: Councillor Bell  
Seconded by: Councillor Stevenson

That Council approve the support, equipment and services request from Alianait Arts Festival for the upcoming 2014 festival activities.

**Unanimously Carried**

**12. IN CAMERA SESSION**

Councillor Mansell left the meeting.

(2) In Camera items were to be discussed.

- Legal

- Verbal Update – RFP for Engineering Services

**Motion #14-93**

Moved by: Councillor Stevenson  
Seconded by: Councillor Bell

Council goes In Camera at 7:40pm.

**Unanimously Carried**

**Motion #14-94**

Moved by: Councillor Stevenson  
Seconded by: Councillor Bell

Council returns to Regular Session at 8:55pm.

**Unanimously Carried**

**Motion #14-95**

Moved by: Councillor Stevenson  
Seconded by: Councillor Bell

That Council accept the recommendation made by the city's insurance adjuster and direct Administration to communicate with the insurance adjuster.

**Unanimously Carried**

**13. ADJOURNMENT**

**Motion #14-96**

Moved by: Councillor Akumalik  
Seconded by: Councillor Bell

Council adjourns at 9:00pm.

**Unanimously Carried**



A handwritten signature in cursive script, appearing to read "Mary Wilman", written over a horizontal line.

Mary Wilman  
Deputy Mayor

A handwritten signature in cursive script, appearing to read "John Hussey", written over a horizontal line.

John Hussey  
Chief Administrative Officer

For

Approved by City Council on the 14 day of October, 2014, AD.