

**CITY OF IQALUIT
CITY COUNCIL MEETING #14
July 24th, 2012 at 6:00 PM
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor Madeleine Redfern
Deputy Mayor Simon Nattaq
Councillor Jimmy Kilabuk
Councillor Stephen Mansell
Councillor Mary Wilman
Councillor Romeyn Stevenson
Councillor Mat Knickelbein
Councillor Joanasie Akumalik

ABSENT

PRESENT FROM ADMINISTRATION

John Mabberi-Mudonyi, Senior Director, Corporate Services
Arif Sayani, Director, Planning and Development
Kevin Sloboda, Chief Municipal Enforcement Officer
Tracey Oram, Senior Accounts Payable/Purchasing Officer
Eva Michael, Communications Officer
Valerie Collin, Recorder
Leah Inutiq, Senior Interpreter/Translator
Rachel Ootoova, Senior Interpreter/Translator

PRAYER

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

SWEARING IN

None

ADOPTION OF AGENDA

Motion #12-241

Moved by: Councillor Knickelbein
Seconded by: Councillor Wilman

Council approved to adopt the agenda as presented.

Unanimously Carried

1. MINUTES

- a) Planning and Development Committee of the Whole Meeting
Minutes #03 – May 2, 2012

Motion #12-242

Moved by: Councillor Akumalik

Seconded by: Councillor Knickelbein

Council approved Planning and Development Committee of the Whole Meeting
Minutes #03 dated May 2, 2012.

Unanimously Carried

- b) Finance Committee of the Whole Meeting Minutes #03 – May 14,
2012

Motion #12-243

Moved by: Councillor Knickelbein

Seconded by: Councillor Akumalik

Council approved Finance Committee of the Whole Meeting Minutes #03 dated
May 14, 2012.

Unanimously Carried

- c) Engineering and Public Works Committee of the Whole Meeting
Minutes #02 – May 15, 2012

Motion #12-244

Moved by: Councillor Knickelbein

Seconded by: Councillor Mansell

Council approved Engineering and Public Works Committee of the Whole
Meeting Minutes #02 dated May 15, 2012.

Unanimously Carried

2. DECLARATION OF INTEREST

Councillor Akumalik declared a conflict with item 9 (c) – Request for Decision – Variance Request for Lot 525, Plan 911, Qikiqtaaluk Corporation.

3. DELEGATIONS

None

4. AWARDS AND RECOGNITIONS

None

5. STATEMENTS

Deputy Mayor Nattaq noted that the Council meeting held in Apex on July 10 was very beneficial; the City now has a better understanding of accessibility issues in the community. He believed that the City should consider installing a wheelchair ramp at City Hall and work with the community to provide access to all other facilities. The delegate that attended the meeting was very pleased and thankful to have been accommodated by the City.

Mayor Redfern noted that staff has been working on replacing the wheelchair ramp that used to exist at City Hall.

Councillor Mansell agreed with Deputy Mayor Nattaq and also believed that the meeting was very successful and appreciated by the delegate. He suggested that the City hold their Council meetings in Apex from time to time to allow Apex residents who do not have transportation to also attend meetings.

He noted that the delegate had suggested that the City consider creating a committee that would review and address accessibility issues, and although it may not be useful to staff and establish a committee prior to the 2012 election, creating the committee prior to the election could be done so that new members can be appointed shortly after the election.

Councillor Kilabuk agreed with Deputy Mayor Nattaq and Councillor Mansell and noted that the 2012 municipal election is fast approaching; perhaps Council could discuss and possibly establish a steering or subcommittee to address issues in the meantime.

Mayor Redfern noted that with much deliberation and discussion with her family, she has decided not to run in the upcoming election. She stated that it has been an honor to serve as Mayor. She acknowledged the hard work of staff who work diligently for residents of Iqaluit and thanked Council for being very supportive;

they should also be commended for their dedication as the community and its residents always come first.

6. DEFERRED BUSINESS AND TABLED ITEMS

None

7. BYLAWS

a) First Reading of By-law (s)

None

b) Second Reading of By-law (s)

- i) Noise By-law Amendment No. 739
Kevin Sloboda, Chief Municipal Enforcement Officer

Motion #12-245

Moved by: Councillor Mansell
Seconded by: Councillor Kilabuk

Council approved Second Reading of the Noise By-law Amendment No. 739. Unanimously Carried
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c) Third and Final Reading of By-law (s)

- i) Council Indemnity By-law No. 738
John Hussey, Chief Administrative Officer

Motion #12-246

Moved by: Councillor Stevenson
Seconded by: Councillor Wilman

Council approved Third and Final Reading of Council Indemnity By-law No. 738. For – Kilabuk, Nattaq, Knickelbein, Stevenson, Wilman Against – Mansell, Akumalik Carried

8. OLD BUSINESS

None

9. NEW BUSINESS

- a) Request for Decision – Spray Foam Insulation Apex Garage
Tracey Oram, Senior Accounts Payable/Purchasing

Tracey Oram, Senior Accounts Payable/Purchasing Officer, noted that the Department of Corporate Services advertised a request for tender to provide spray foam insulation for the Apex Garage in late June 2012; the request for tender closed on July 6th, 2012 at 4:00 PM. There were two submitted tenders and after reviewing all submissions, it was determined that both contractors met the requirements of the request for tender. Of the two contractors, Coman Arctic Ltd. had the lowest price of ninety thousand four hundred forty (\$90,440.00) dollars, excluding GST.

She noted that approving this request and permitting staff to proceed with the renovations will reduce heating and maintenance costs of the facility, ensure safety of the facility and increase the life of the asset.

Motion #12-247

Moved by: Councillor Knickelbein
Seconded by: Councillor Wilman

Council awarded the contract for spray foam insulation for the Apex Garage to Coman Arctic Ltd. for a total cost of ninety thousand four hundred forty (\$90,440.00) dollars excluding GST.

Unanimously Carried

- b) Request for Decision – Municipal Enforcement Vehicle Purchase
Tracey Oram, Senior Accounts Payable/Purchasing

Tracey noted that at the Council meeting of April 24th, 2012 Council approved staff to proceed with a request for tender to purchase a new Municipal Enforcement vehicle; the estimated price given at that time for this vehicle was forty nine thousand six hundred ninety (\$49,690.00) dollars. In July 2012, staff issued a request for tender with a closing date of July 18, 2012; there were two bids received, both from southern vendors. She stated that the lowest bid was from 911 Pro in the amount of forty eight thousand three hundred twenty seven (\$48,327.00) dollars.

Motion #12-248

Moved by: Councillor Kilabuk
Seconded by: Councillor Wilman

Council awarded the contract for a new Municipal Enforcement vehicle to 911 Pro for a total cost of forty eight thousand three hundred twenty seven (\$48,327.00) dollars excluding GST.

Unanimously Carried

Councillor Akumalik left the chamber.

- c) Request for Decision – Variance Request for Lot 525, Plan 911, Qikiqtaaluk Corproation
Arif Sayani, Director, Planning and Development

Arif Sayani, Director of Planning and Development, stated that the applicant has applied for a development permit to install a large sculpted monument on Lot 525, Plan 911 at the Igluvut Building. The monument is part of a larger landscaping project in front of the building and is designed to create a public space showcasing traditional elements and sculptures.

He noted that under the Zoning By-law, landscaping activity is exempt from a development permit although the applicant has incorporated comments from the City in order to create minimal impact on City infrastructure.

Arif stated that the above mentioned monument has an area of five point eight five (5.85) square meters and is four (4) metres in height, with a weight of fifty two (52) tonnes and will require a pile foundation. As such, a development permit is required and the monument is subject to the requirements of accessory structures. It should be noted that the requirements for accessory structures are often not suited to unique projects like the monument. The monument meets all requirements of accessory structures except for the following:

- accessory structures are not permitted in any front yard or exterior yard in the Capital District Zone.
- accessory structures are not to be located closer than 3.0 m to any front or exterior side lot line.

He noted that to accommodate the monument as proposed, the following variances are required:

- a variance to Section 4.1(a) to allow an accessory structure in the front yard in the CD Zone.
- a variance to Section 4.1(b) to reduce the three point zero (3.0) metre setback to one point zero (1.0) metre.

Councillor Stevenson asked if the City will be able to clear the walkways with the snow removal equipment.

Arif noted that the monument will be on the lot and will not affect the walkways.

Motion #12-249

Moved by: Councillor Knickelbein
Seconded by: Councillor Wilman

Council approved a variance to Section 4.1(a) of Zoning By-law No. 704 to permit an accessory structure in the front yard of Lot 525, Plan 911 and also approved a variance to Section 4.1(b) of Zoning By-law No. 704 to reduce the three point zero (3.0) metre setback to the front lot line to one point zero (1.0) metre for the necessary structure.

Unanimously Carried

Councillor Akumalik returned to the chamber.

- d) Request for Decision – Amendment to Development Permit no. 12-024, Lot 186, Plan 3896
Arif Sayani, Director, Planning and Development

Arif noted that Development Permit no. 12-024 was approved by Council on June 26, 2012 to permit a twelve (12) unit stacked row dwelling on Lot 186, Plan 3896 located in Phase 3 of the Plateau Subdivision.

The applicant now wishes to amend the Development Permit in order to incorporate comments received from an adjacent property owner; the applicant is proposing to switch the location of the building and the parking lot. He noted that the revised proposal still complies with the requirements of Zoning By-law No. 704 and does not trigger any additional variances than what was already granted.

Councillor Stevenson asked if the reason for the request is to provide more space between each building.

Arif confirmed that it was the primary reason; there is a three (3) metre setback between both buildings as per the zoning by-law. There was a concern that the building would be too close to the other even though it met all requirements of the zoning by-law.

Motion #12-250

Moved by: Councillor Wilman
Seconded by: Councillor Akumalik

Council approved an amendment to Development Permit Application no. 12-024 for Lot 186, Plan 3896 to permit the new location of the building and parking lot as shown on the revised Site Plan received by the City on July 17, 2012.

Unanimously Carried

- e) Request for Decision – Development Permit no. 12-030 (Phase 1) and Variance Request, Lots 9 and 10, Block 60, Plan 4143
Arif Sayani, Director, Planning and Development

Arif noted that the current development permit application replaces a previous Development Permit (no.10-036) approved for Lot 9 in September 2010. Lot 9 was subject to a three point three (3.3) metre road widening along Mivviq Street, as shown in Survey Sketch SK-IQAL-009-2010. He noted that pile construction was started on the lot but was put on hold due to the transfer of the property to Northern Property REIT. The applicant is now proposing to consolidate Lot 10 (Aristocrat lot) with Lot 9 to allow a larger three storey office building with a total gross floor area of two thousand three hundred sixty seven (2,367) square metres.

Arif noted that the applicant has requested that a Phase 1 development permit be approved to allow site preparation works and the construction of a new pile foundation to proceed without delay. A future Phase 2 development permit will address the proposed off-site parking variances, site access, demolition of the Aristocrat Building and landscaping issues. Although all the required parking could be accommodated on the consolidated lot, the applicant wishes to locate a significant portion of parking off-site in the road allowance adjacent to Capital Suites. He stated that staff are working with the applicant to finalize an off-site Parking Concept Plan that will be presented to Council for decision as part of the Phase 2 Development Permit.

He stated that the Phase 1 Development Permit is subject to three (3) variances:

1. consider Mivvik Street as the front lot line instead of Fred Coman Street, to reflect Mivviq's role as a mainstreet and to avoid the need for additional variances;
2. to reduce the front yard setback from six (6) metres to three (3) metres;
3. to reduce the landscape strip along Aviq Street from one (1) metre to zero (0) metres, for the parking spaces located on Lot 9 only;

Plans that accompany this development application are the Site Plan, Drawing A-23, dated July 10, 2012, as received by the City on July 16, 2012.

Councillor Mansell noted that Council can choose not to approve the Phase 2 Development Permit even if they approve the Phase 1 Development Permit.

Councillor Wilman asked what would happen with the existing piles on the lot and how tall the building would be in comparison to the Kamotiq Building.

Arif believed that the existing piles would be cut and capped as there is no use for them. The building will be one storey less than the Kamotiq Building and the proposal does meet the height requirements of the General Plan.

Motion #12-251

Moved by: Councillor Knickelbein

Seconded by: Councillor Mansell

Council approved the Phase 1 Development Permit Application no. 12-030 for Lots 9 and 10, Block 60, Plan 4143 to permit site preparation works and new pile foundation for a future office building, subject to the conditions listed in Attachment 1 and as shown on the Site Plan that accompanies the application; Council also approved a variance to consider Mivvik Street as the front line, as per Section 3.2 of Zoning By-law No. 704; and approved a variance to reduce the front yard setback from six (6) metres to three (3) metres, as per Section 14.5 of Zoning By-law No. 704 and also approved a variance to reduce the landscape strip for the parking area on Lot 9 from one (1) metre to zero (0) metres, as per Section 6.9 of Zoning By-law No. 704.

Unanimously Carried

- f) Appointment of Member at Large – Development Appeal Board

Motion #12-252

Moved by: Councillor Stevenson

Seconded by: Councillor Knickelbein

Council approved the appointment of Tim Sutheat as a Member at Large to the Development Appeal Board for a three (3) year term; term expires July 24, 2015.

Unanimously Carried

10. COMMITTEE REPORTS

- a) Planning and Development Committee of the Whole Report
Councillor Wilman, Chairperson
- i) Habitat for Humanity Proposal (PD12-15)
Councillor Wilman, Chairperson

Motion #12-253

Moved by: Councillor Wilman
Seconded by: Councillor Stevenson

Council directed staff to prepare a Memorandum of Understanding establishing that the City will award lots to Habitat for Humanity to develop up to eight (8) dwelling units when such lots will be available for disposal to the public and that the awarding of each lot shall be subject to Council approval. Council shall provide each awarded lot to Habitat for Humanity with a price discount of twenty five (25) percent in keeping with the pricing policies of Land Administration By-law No. 365. Council shall, at its discretion, choose to award a medium density lot to Habitat for Humanity in order to further the city's transition toward more medium density housing; and directed staff to reserve one lot in the Apex Phase A Infill Development disposal for Habitat for Humanity with a price reduction of twenty five (25) percent.

Unanimously Carried

11. CORRESPONDENCE

None

12. IN CAMERA SESSION

Motion #12-254

Moved by: Councillor Wilman
Seconded by: Councillor Mansell

Council approved to go In Camera at 6:50pm.

Unanimously Carried

Motion #12-255

Moved by: Councillor Knickelbein
Seconded by: Councillor Wilman

Council returned to Regular Session at 7:25pm.

Unanimously Carried

Motion #12-256

Moved by: Councillor Knickelbein
Seconded by: Councillor Mansell

Council directed that Betty Ann Eaton pay the outstanding balance of thirty dollars and ninety four cents (\$30.94) from the original invoice and that the four hundred forty seven dollars and thirty two cents (\$447.32) of accrued interest be forgiven.

**For – Kilabuk, Nattaq, Knickelbein, Mansell
Against – Wilman, Stevenson, Akumalik
Carried**

Motion #12-257

Moved by: Councillor Wilman

Seconded by: Councillor Knickelbein

Council approved to increase the 2012 Apex Infill Phase A Design and Engineering budget to seventy five thousand (\$75,000.00) dollars and award a contract in the amount of seventy thousand two hundred eighty (\$70,280.00) dollars excluding GST to EXP Services as per their proposal dated July 13, 2012.

**For – Kilabuk, Nattaq, Knickelbein, Mansell, Akumalik, Wilman
Against – Stevenson
Carried**

13. ADJOURNMENT

Motion #12-258

Moved by: Councillor Mansell

Seconded by: Councillor Wilman

Council approved to adjourn City Council Meeting #14 at 7:30pm.

Unanimously Carried

Madeleine Redfern
Mayor

John Hussey
Chief Administrative Officer

Valerie Collin
Recorder

Approved by City Council on the 11th day of September, 2012, AD.