

**CITY OF IQALUIT
CITY COUNCIL MEETING #14
July 10, 2013 at 6:00 PM
COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor John Graham
Councillor Terry Dobbin
Councillor Romeyn Stevenson
Councillor Simon Nattaq
Councillor Joanasie Akumalik

ABSENT

Deputy Mayor Mary Wilman
Councillor Mark Morrissey
Councillor Kenneth Bell

PRESENT FROM ADMINISTRATION

John Hussey, Chief Administrative Officer
Tracy Cooke, City Clerk
John Mabberi-Mudonyi, Senior Director, Corporate Services
Arif Sayani, Director, Planning and Development
Michael Hatch, A/Chief Municipal Enforcement Officer
Luc Grandmaison, Fire Chief
Meagan leach, Director, Engineering and Sustainability
Joamie Eegeesiak, Community Economic Development Officer
Jeanie Eeseemailee, Senior Interpreter/Translator
Rachel Ootoova, Senior Interpreter/Translator

PRAYER

Councillor Nattaq opened the meeting with a prayer at 6:20pm.

SWEARING IN

None

ADOPTION OF AGENDA

Motion #13-176

Moved by: Councillor Stevenson
Seconded by: Councillor Dobbin

That the agenda be adopted as amended:

(1) Change agenda order to reflect No. 9 New Business before No. 7 Readings of By-laws

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

None

4. AWARDS AND RECOGNITIONS

None

5. STATEMENTS

Councillor Dobbin noted that Leona Aglukkaq, Member of Parliament, announced that four hundred million (\$400,000,000.00) dollars was allocated for public infrastructure in March 2013; the city should contact the federal government and seek access to some of the available funds. He noted that in the Nunatsiaq News article regarding the new airport project, there is no indication that some of the money allocated for the project will be used for upgrades to Federal Road, which will be used as the main entrance to the city; the city should also contact the federal government and seek support from local Members of the Legislative Assembly to solicit funds for the upgrades to Federal Road.

Councillor Stevenson thanked participants of the city clean-up that took place; there were many volunteers who assisted with the clean-up and the city is very clean. He believed that a second clean-up should be organized to finish areas that were not completed.

The monument unveiling was a wonderful event and very successful; it was fun and pleasant to see so many residents gather together for this special event. He believed the area to be very beautiful and that this celebration was the best Nunavut Day celebration he had attended.

6. DEFERRED BUSINESS AND TABLED ITEMS

None

9. NEW BUSINESS

a) Ruling on Representations

- i) Public Hearing for Zoning By-law Amendment No. 742
Arif Sayani, Director, Planning and Development

Administration noted that there were seven main comments received from the public against the proposal:

- property values would decrease
- lack of green space
- shortage of parking spaces
- use of the area for snow piling during the winter months
- high density form of the buildings
- proximity to existing homes in terms of setbacks
- increased traffic and possible parking on the road

Some comments were received in favor of the proposal:

- lot is currently zoned Public/Institutional
- proposed height of the building is lower than what could be potentially developed if lot remained as is currently zoned

Motion #13-177

Moved by: Councillor Stevenson

Seconded by: Councillor Nattaq

That Council accept the comments from the Public Hearing.

Unanimously Carried

- b) Request for Decision – Survey Sketch SK-IQAL-008-2013
Arif Sayani, Director, Planning and Development

Administration stated that the applicant has submitted a development permit application to construct two semi-detached dwelling units on Lot 159, Plan 3896

in Plateau Subdivision Phase 3. The applicant is proposing to subdivide Lot 159, Plan 3896 so that each unit sits on its own lot; the lot would be divided into two approximately equal parcels (Parcels A and B).

Motion #13-178

Moved by: Councillor Stevenson

Seconded by: Councillor Dobbin

That Survey Sketch SK-IQAL-008-2013 be approved to subdivide Lot 159, Plan 3896 into two lots such that each unit sits on its own lot.

Unanimously Carried

c) Request for Decision – Amendment to Development Permit No. 11-014

Arif Sayani, Director, Planning and Development

Administration noted that a development permit for Lot 893, Plan 2905 was approved by Council on June 14, 2011 through motion no. 11-191. The original permit approved a two-storey, single-detached dwelling with a building footprint of approximately seventy four (74) square metres. Due to unforeseen issues obtaining the desired building materials, the applicant is proposing an alternative plan. The amended proposal is also for a two-storey single detached dwelling, with a larger building footprint and the building location is set further back into the lot; the applicant is proposing a two phased approach to development. The first phase will include the kitchen, washroom, deck and master bedroom. It will have an approximate footprint of one hundred seventeen point eight (117.8) square metres. The second phase will include a second bedroom and additional amenities; the second phase will add approximately forty two point two seven (42.27) square metres to the building's footprint.

The applicant originally intended to use a natural wood barnboard and is now seeking to include white as an exterior color option. Two parking spaces have been provided at the front of the house as well as a garbage enclosure and service access.

The lot was created by survey in 1996 to accommodate an existing building; this building has since been demolished leaving the lot vacant. The lot is located on Bill Mackenzie Lane, directly north of the heritage designated Hudson's Bay buildings.

Administration noted that the lot is located within the Residential Community Land Use Designation of the General Plan; the proposed single-detached dwelling meets the intent of the land use designation. Policy 3 of Section 5.8.1 provides criteria for Council to consider in approving development close to a Cultural Heritage Symbol, as follows:

“3. In approving development close to a Cultural Heritage Symbol or known archaeological site, Council shall consider the following:

- a) Potential impacts on the cultural resource;*
- b) Ways to mitigate these impacts, where possible;*
- c) Ways to enhance the cultural resource, where possible;*
- d) Introducing a development buffer”*

The proposed development will meet the above stated criteria in the following ways:

- the proposed building is approximately one hundred sixty point one (160.1) square metres in floor area and is average in size for a single family home. It is not expected to dominate the landscape;
- the proposed building is setback approximately forty three (43) metres from Bill Mackenzie Lane and approximately fifty five (55) metres from the Hudson’s Bay buildings. The house will not dominate views from Bill Mackenzie Lane and from Koojesse Inlet;
- there is an elevation change of eleven (11) metres between the Hudson Bay Buildings and the proposed building;
- the lot is an existing lot of record (1996) and was previously occupied by a building with a larger footprint;
- the proposed building is to be located on a disturbed portion of the lot;
- the building will be clad in white or natural wood barnboard with a metal roof.

Based on the above stated reasons, it is not anticipated that the proposed development will impact the Hudson’s Bay buildings site.

The lot is zoned Low Density Residential – Trucked Services (R-1A); the proposed development meets all of the provisions of the R-1A zone and can accommodate two parking spaces and an access lane for trucked services.

Motion #13-179

Moved by: Councillor Stevenson
Seconded by: Councillor Dobbin

That Council approve the amendment to Development Permit Application No. 11-014 to establish a single-detached dwelling on Lot 893, Plan 2905.

Unanimously Carried

d) Request for Decision – Development Permit Application No. 13-022
Arif Sayani, Director, Planning and Development

Administration stated that the applicant is seeking approval for a development permit to build a twelve (12) unit stacked row dwelling on Lot 216, Plan 4189, in Phase 4 of the Plateau Subdivision. The three-storey building will contain nine (9) two-bedroom units and three (3) one-bedroom units. The building will comprise a total of one thousand one hundred eighty one (1,181) square metres of floor space. Fifteen (15) parking spaces are provided, including two (2) visitor spaces and one disabled space; a variance is required to permit the proposed density on the lot. The maximum density for a stacked row dwelling in the Medium Density Residential Zone (R2) is seventy (70) dwelling units per net hectare. The applicant is seeking a variance to permit a density of seventy two (72) dwelling units per net hectare. All other provisions for stacked row dwellings in the R2 Zone have been met.

Councillor Stevenson noted that discussion already took place on this development in 2012 and believed that Council was against this development as there were only residential spaces; the proposal has now changed as commercial space has been included and he now supports the proposal.

Councillor Dobbin expressed his concern with the congestion in the area and noted that there are existing issues with parking and space available to enter and exit the area.

Councillor Stevenson agreed with Councillor Dobbin that there are parking and access issues in the area but believed that with the building being further back from the road than normal; it should address the access and space available.

Administration noted that the City no longer permits parking in the front of a building simply because of the issues and public safety concerns it creates such as at Arctic Ventures Marketplace.

Motion #13-180

Moved by: Councillor Akumalik
Seconded by: Councillor Dobbin

That Council approve a variance to Section 10.8 of Zoning By-law No. 704 (2010) to increase the density from a maximum of 70 dwelling units per net hectare to 72 dwelling units per net hectare for Lot 216, Plan 4189; and that Development Permit Application No. 13-022 for Lot 216, Plan 4189 to permit the development of a stacked row dwelling on the subject lot and as shown on the plans that accompany the application.

Unanimously Carried

e) Request for Decision – Development Permit Application No. 13-024
Arif Sayani, Director, Planning and Development

Administration stated that the applicant has submitted a development permit application to build a three-storey mixed-use building on Lot 9-3, Plan 617. The subject property is located on Queen Elizabeth Way at the intersection of Nikku Lane and will form part of the Creekside Village development. The mixed-use building will contain seven hundred twenty one (721) square metres of commercial office space on the ground floor; the second and third storeys will contain twenty four (24) one bedroom dwelling units.

A total of twenty nine (29) parking spaces are provided for the development; the parking includes one (1) visitor space and two (2) disabled spaces. Pedestrian walkways will provide access from the parking area to the building entrances located at the sides of the buildings.

Motion #13-181

Moved by: Councillor Stevenson
Seconded by: Councillor Dobbin

That Council approve Development Permit Application No. 13-024 for Lot 9-3, Plan 617 to permit the development of a mixed-use building on the subject lot, subject to the special conditions listed in Attachment 1, and as shown on the plans received by the City on June 11, 2013.

Unanimously Carried

f) Request for Decision – Development Permit Application No. 13-025
Arif Sayani, Director, Planning and Development

Administration stated that the applicant has applied for a development permit to convert an existing three-storey, twenty four (24) unit apartment building located at Lot 817, Plan 2104 (Building 2223) in Tundra Ridge. The development permit would permit the applicant to change the use of the ground floor from four apartments to commercial. No changes are proposed to the sixteen (16) dwelling units located on the second and third floors. The proposal includes twenty five (25) parking spaces, which is one additional space more than the original development.

In addition to the proposed office use on the ground floor, the development permit would enable the applicant to remove the existing guard rails along the front of the building and replace them with a walkway and a front building entrance; the proposed walkway and front building entrance would improve building access.

Councillor Dobbin asked if the daycare in the building would stop operating.

Administration believed that the daycare would stop operating and that the office space is reserved for the Government of Nunavut; current tenants will continue to reside in the building.

Councillor Dobbin asked if there was a demand for child care in the city.

Administration confirmed that there is a demand for child care services in the city but it is not the responsibility of the applicant to provide such service; the applicant is requesting to change the zoning to permit additional office space.

Motion #13-182

Moved by: Councillor Akumalik

Seconded by: Councillor Stevenson

That Council approve Development Permit Application No. 13-025 for Lot 817, Plan 2104 to permit the conversion of an existing 3-storey apartment building into office use with associated dwelling units as shown on the plans received by the City of Iqaluit on July 5, 2013.

Unanimously Carried

- g) Request for Decision – Public Works Vehicle Purchase
John Mabberi-Mudonyi, Senior Director, Corporate Services

Administration stated that tenders were advertised in both local newspapers for three weeks as well as on the City of Iqaluit website for the purchase of a 2013 Ford Escape and a 2013 Ford F250XL. The closing date for submissions was June 14th at 4:00pm; Nunavut Auto was the lowest bidder on both submissions. The purchase is local for warranty purposes and to support local economy.

Councillor Dobbin asked what the city would do with the older vehicles; will they be sold to the public?

Administration noted that if the vehicles are in good condition and worth selling the city will release a tender for the sale of the vehicles.

Motion #13-183

Moved by: Councillor Dobbin

Seconded by: Councillor Stevenson

That a 2013 Ford Escape be purchased from Nunavut Auto for a price of twenty nine thousand sixty three dollars and sixteen cents (\$29,063.16) including shipping plus GST and that a 2013 Ford F250XL be purchased from Nunavut Auto for a price of thirty eight thousand six hundred (\$38,600.00) dollars including shipping plus GST as per their submitted quote; funds to be allocated from the Public Works Vehicle Reserve Funds.

Unanimously Carried

h) Request for Decision – Supply and Stockpile of Granular A and Sand for 2013 and 2014

Meagan Leach, Director, Engineering and Sustainability

Administration noted that in order to meet the granular material needs of the Public Works Department for 2013 and 2014, a tender was issued for:

- supply, delivery and stockpile of Granular 'A' type material in year 2013 (3000 m3),
- supply, delivery and stockpile of Sand in year 2013 (6000 m3),
- supply, delivery and stockpile of Sand in year 2014 (6000 m3), and
- related mobilization costs.

The material will be stockpiled at the City's Federal Garage lot.

On June 12, 2013, the City of Iqaluit invited four contractors to provide submissions for the Supply and Stockpile of Granular A and Sand Tender; tender submissions were received until 4:00pm, on June 26, 2013.

After reviewing the submissions, it was determined that all contractors met the requirements of the Request for Tender. Of these contractors, 4577 Nunavut Ltd. (Baffin Building Systems) had the lowest price after the Nunavummi Nangminiaqtunik Ikajuuti adjustment was applied.

Councillor Stevenson noted that the Director of Public Works noted that the city had purchased and stockpiled material of poor quality and believed local contractors were not able to provide proper material and that the city did not have anyone to inspect the material to ensure it was the quality required; the condition of the roads was also blamed on the fact that the city had acquired poor quality material. He asked if the inspection of the material was included in the tender to ensure the city is receiving the type of material requested.

Administration noted that they worked with the Director of Public Works on the tender to ensure there was space available for the stockpiling of the material and that all specifications would be met; the tender did specifically outline what the city is seeking in terms of quality and does require proof of quality.

Councillor Stevenson asked who is responsible for determining the quality of the material.

Administration believed that laboratory reports will need to be provided.

Councillor Dobbin asked if the city would be budgeting the same expense for the purchase of material in 2015 and 2016 and believed that perhaps the city should invest in a crusher to acquire their own material and save on the cost of purchasing material each year.

Administration believed that the city may consider the purchase of a crusher in the future but at this time, this is the city's best option for the next two years.

Councillor Stevenson noted that the city did have a large source of sand ready to be used but it was wet and hard and not in a condition to be used this year; the city should then have an excess of material once they purchase the new supply.

Administration noted that they are not familiar with the details of the current material stockpiled with Public Works.

Motion #13-184

Moved by: Councillor Stevenson

Seconded by: Councillor Dobbin

That Council award the contract for Supply and Stockpile of Granular A and Sand for the amount of three hundred nine thousand (\$309,000.00) dollars in 2013 and one hundred eighty six thousand (\$186,000.00) dollars in 2014 for a total of four hundred ninety five thousand (\$495,000.00) dollars plus GST to 4577 Nunavut Ltd., as per their tender documents dated June 26, 2013.

Unanimously Carried

- i) Request for Decision – Community Economic Development Plan
Joamie Eegeesiak, Community Economic Development Officer

Administration noted that the City of Iqaluit currently does not have a community economic development plan and is seeking funding to cover the cost to develop one. A five year Community Economic Development Plan for the City of Iqaluit would be used as a guide for future economic, social, cultural and environmental development planning.

Motion #13-185

Moved by: Councillor Akumalik

Seconded by: Councillor Stevenson

That Council approve and support the application for funding to CANNOR and Economic Development and Transportation for a consultant to develop the Community Economic Development Plan.

Unanimously Carried

j) Request for Decision – Neighborhood Watch Program
Councillor Dobbin, Co-Chairperson, Public Safety Committee

Administration noted that Iqaluit is the fastest growing community in Nunavut; with the rapid growth over the past ten (10) years, residents have become concerned with the increasing level of crime, drug and alcohol abuse, violence and other related mischief activities.

The city has held several town hall meetings to hear concerns residents may have and to create initiatives towards a safer community. As a result, the Public Safety Committee has been working on developing a community action plan, which requires in-depth community consultations, a proper budget and the involvement of the Royal Canadian Mounted Police, the territorial Department of Justice and other players.

The Public Safety Committee discussed crime prevention initiatives that are of lesser cost and would like to create a Neighborhood Watch program. The Public Safety Committee sees this as a joint effort between the Royal Canadian Mounted Police, Municipal Enforcement Department and the Public Safety Committee. The Royal Canadian Mounted Police need to be involved to set-up the program and provide guidelines to the volunteers. Therefore, the committee is requesting Council's approval to consult with the community and to seek their input in creating a Volunteer group; this meeting would identify people and/or groups that might be interested in spearheading such a program. The consultation would be held in September or October 2013.

Motion #13-186

Moved by: Councillor Dobbin
Seconded by: Councillor Akumalik

That Council approve the Public Safety Committee to consult with the community and seek their input in the creation of a Neighborhood Watch Program; approved budget of five hundred (\$500.00) dollars.

Unanimously Carried

7. BYLAWS

a) First Reading of By-law (s)

- i) Responsible Pet Owner and Sled Dog By-law
John Hussey, Chief Administrative Officer
Michael Hatch, A/Chief Municipal Enforcement Officer

Administration stated that the purpose of the by-law is to deal with the regulation, licensing, control and the prevention of cruelty to animals in the city, to provide for public safety and the preservation of the Canadian Inuit Dogs and Dog Team activities through responsible management, regulation and enforcement. The by-law has been reviewed by the Public Safety Committee several times and public input has been taken into consideration as well.

Motion #13-187

Moved by: Councillor Akumalik
Seconded by: Councillor Stevenson

That First Reading of Responsible Pet Owner and Sled Dog By-law be approved.
Unanimously Carried

b) Second Reading of By-law (s)

- i) Zoning By-law Amendment No. 742
Arif Sayani, Director, Planning and Development

Administration noted that the purpose of the by-law is to rezone Lot 40, Plan 3604 from Public/Institutional Zone (P) to Cluster Residential Zone, Special Exception 2 (RC(2)). The rezoning of the lot would allow the development of two six-row dwelling units.

Councillor Stevenson noted that the rezoning of this lot was presented to Council a few times already and seems to be denied by neighboring lots and residents of the area. He believed that the lot needed to be developed as the city developed the subdivision and the lot has been vacant for some time. The representations made during the Public Hearing were from different individuals but all have the same concerns or similar concerns; these issues are unfortunate but the city cannot keep this lot vacant. He noted that if the lot was developed as currently zoned, the impact of losing views or decreasing property value could be greater. The city has received a development proposal and the city, as well as residents, needs to consider the increase in housing units available to the public once the development is complete.

Councillor Dobbin stated that he agrees with Councillor Stevenson and also wants the lot developed as soon as possible.

Administration noted that one of the comments received was the lack of parking spaces for the proposal; the proposal has fourteen units and twelve parking spaces available as per requirements of the zoning by-law.

There was also a concern with the city's use of the lot for snow clearing area and believed that the Public Works Department was using the lot for snow clearing as it was vacant and convenient for them to do so; the department should not be using the lot any longer as the lot will potentially be developed. The 2006 lot plan for the Plateau Subdivision identifies each lot available for development and their respective zoning; this lot has existed and has been zoned Public/Institutional since then.

The proximity to existing homes was also a concern raised by some residents; the setbacks allow fifteen metres between developments which is much greater than other areas in the community.

Councillor Stevenson noted that Council decided to revisit the matter as they believed there was a lack of information when the last Public Hearing was held which was the concern of Philip Lelann and another individual; they did not understand why the matter was being brought back to Council for decision after it was denied the first time.

Administration noted that the height and high density of the development was also a concern. The current zoning permits a development of up to thirteen (13) metres in height and cluster zoning, what is currently being proposed, permits a height of up to ten point five (10.5) metres.

Additional traffic and parking on the road side was another concern; the Plateau Subdivision has approximately five hundred (500) units; if the lot was left as currently zoned, the parking issues and increased traffic could be greater.

Motion #13-188

Moved by: Councillor Stevenson
Seconded by: Councillor Dobbin

That Second Reading of Zoning By-law Amendment No. 742 be approved. Unanimously Carried

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

None

8. **OLD BUSINESS**

None

10. **COMMITTEE REPORTS**

- a) Niksiit Committee Report
Councillor Nattaq, Chairperson

Administration stated that the Under 14 Soccer league is seeking funding for their annual week-end fall soccer camp which has spots for sixty (60) youth and will focus on Skill Development; they will have two guest coaches from the south to deliver the camp. Fitness and nutrition as well as choosing a healthy lifestyle will be a big focus of the camp and healthy meals and snacks will be provided to the participants.

Motion #13-189

Moved by: Councillor Nattaq
Seconded by: Councillor Stevenson

That the funding application from Under 14 Fall Soccer Camp be approved in the amount of two thousand eight hundred twenty eight (\$2,828.00) dollars; funds to be allocated from Community Wellness Funding 2013/2014.

Unanimously Carried

11. **CORRESPONDENCE**

- b) Application: "Exploring Inuit Artistic Voice About Arctic Environmental and Sea Ice Change"

Motion #13-190

Moved by: Councillor Stevenson
Seconded by: Councillor Dobbin

That the NRI application "Exploring Inuit Artistic Voice about Arctic Environmental and Sea Ice Change", Kaitlyn Rathwell, University of Waterloo, be approved.

Unanimously Carried

- c) Application: “Canada Truth and Reconciliation Commission: Follow-Up to Residential School Testimony Interviews”

Motion #13-191

Moved by: Councillor Stevenson
Seconded by: Councillor Dobbin

That the NRI application “Canada Truth and Reconciliation Commission: Follow-Up to Residential School Testimony Interviews”, Abra Wenzel, McGill University, be approved.

Unanimously Carried

12. IN CAMERA SESSION

- (1) Legal – Award of Request for Proposal

Motion #13-192

Moved by: Councillor Stevenson
Seconded by: Councillor Akumalik

That Council go In Camera at 8:15pm.

Unanimously Carried

Motion #13-193

Moved by: Councillor Stevenson
Seconded by: Councillor Dobbin

That Council return to Regular Session at 8:30pm.

Unanimously Carried

Motion #13-194

Moved by: Councillor Akumalik
Seconded by: Councillor Stevenson

That Council award the contract for the Provision of Engineering Services for Dam Safety Review of Lake Geraldine, Dam Safety Inspection of Sewage Lagoon and Monitoring of Lake Geraldine Berm Leak to Concentric Associates International Inc. in the amount of forty five thousand one hundred forty five (\$45,145.00) dollars plus GST, as per their proposal dated May 31, 2013.

Unanimously Carried

13. ADJOURNMENT

Motion #13-195

Moved by: Councillor Stevenson
Seconded by: Councillor Akumalik

That the meeting be adjourned at 8:35pm.

Unanimously Carried

John Graham
Mayor

John Hussey
Chief Administrative Officer

Approved by City Council on the **24th** day of **September**, 2013, AD.