

**CITY OF IQALUIT
CITY COUNCIL MEETING #19
September 10, 2013 at 6:00 PM
COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Deputy Mayor Mary Wilman
Councillor Mark Morrissey
Councillor Simon Nattaq
Councillor Kenneth Bell
Councillor Terry Dobbin
Councillor Romeyn Stevenson

ABSENT

Mayor John Graham
Councillor Joanasie Akumalik

PRESENT FROM ADMINISTRATION

John Mabberi-Mudonyi, A/Chief Administrative Officer
Valerie Collin, A/City Clerk
Meagan Leach, Director, Engineering and Sustainability
Jennifer Catarino, A/Director, Planning and Development
Jeanie Eeseemailee, Senior Interpreter/Translator
Rachel Ootoova, Senior Interpreter/Translator

PRAYER

Councillor Nattaq opened the meeting with a prayer at 6:15pm.

SWEARING IN

None

ADOPTION OF AGENDA

Motion #13-264

Moved by: Councillor Stevenson
Seconded by: Councillor Morrissey

That the agenda be adopted as amended:

Change agenda order to reflect No. 9 New Business before No. 7 Reading of By-laws

Change 9(a) to become 9(b)

Add Item 9(a) – Ruling on Representations

Unanimously Carried

1. **MINUTES**

None

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

None

4. **AWARDS AND RECOGNITIONS**

None

5. **STATEMENTS**

Councillor Stevenson expressed his support and believed that Council also supports the home recently developed by Habitat for Humanity in Apex; the volunteers have worked really hard all summer to finish the home and it is now almost finished.

He stated that sixty under 14 girls and boys will be participating in a soccer training camp being held at the Arctic Winter Games complex on the turf system; it will be very interesting and many coaches are coming to Iqaluit for the special event.

He asked that an update be provided to Council at an upcoming meeting regarding a request made during a Finance Committee of the Whole meeting in relation to monies owed to the Government of Nunavut for school taxes that are still on the city's financial books. The committee requested that the city follow up with the Government of Nunavut regarding the monies owed to them and return to Council with more information.

He stated that a vigil is being held tonight for Embrace Life Council in honor of anti-suicide day and suicide prevention; this is being held at the Iqaluit Square at 8:00pm.

Councillor Bell noted that Council approved the draft financial statements a few months ago and a request for clarification on an amount of money that seemed to be unaccounted for in the reserves was made; a clarification as to why there was a significant difference between the amount for Reserve Funds approved during the 2013 budget deliberation and what was presented in the draft financial statements has yet to be provided. He stated that he was invited to meet with John Mabberi-Mudonyi, Senior Director of Corporate Services but they have not yet had the opportunity to meet and requested that this be added to the next Council agenda for discussion.

Councillor Bell pleaded with his fellow Council members who voted with the majority during the second reading of the Appointment of Chief Administrative Officer By-law No. 757 to make a motion to open discussions prior to third and final reading of the by-law that is being presented later on this agenda. He believed that the by-law needed to be revisited and discussed and asked that, on behalf of the residents of Iqaluit, that the matter be re-opened for discussion.

Councillor Morrissey stated that Iqaluit Figure Skating Club is seeking interested individuals to serve as coaches for the 2013-2014 skating program; only seven of the fourteen coaches are returning. The Iqaluit Figure Skating Club is the only skating group in Canada that is entirely a volunteer group and without the additional coaches the program will not be able to proceed this year; anyone interested can contact Victoria Hann.

Councillor Dobbin commended the city for reducing the disposal fee for derelict vehicles; Upper Base Garage removed a lot of their vehicles and the lot is much cleaner. He encouraged all other garages to do the same as well as residents that have derelict vehicles for disposal.

He stated that the Director of Public Works had indicated that removable speed bumps would be installed near Arctic Ventures and other areas in the community as well as crosswalks being painted to be more visible after the tragic incidents that occurred in July and August; this has yet to be done and there is no explanation. He believed that the installation of speed bumps and painting of crosswalks was not a time consuming task and that it should be addressed immediately. He recognized and thanked the Municipal Enforcement Department for the increased surveillance in the area and believed that it was making a difference.

6. DEFERRED BUSINESS AND TABLED ITEMS

None

9. NEW BUSINESS

- a) Ruling on Representations
- i) General Plan Amendment No. 758
- ii) Zoning By-law Amendment No. 759

Administration noted that one representation was made by Mr. John Maurice; his main concerns with the rezoning are as follows:

- possible access to the lot through Suputi Street would decrease public safety for pedestrians and children playing on the street and destroy neighborhood atmosphere
- increased traffic
- increased congestion
- the loss of Tukisigiarvik Society

Councillor Nattaq believed that the Tukisigiarvik Society and its services has been very appreciated by residents of Iqaluit and that it would be very unfortunate if a new location is not identified for them to continue operating.

Councillor Dobbin asked if there was access to the lot through Suputi Street on the development plans.

Administration advised that the plans do not include access to the lot through Suputi Street.

Councillor Bell noted that a development was recently approved by Council on the street located next to the Royal Canadian Mounted Police detachment; the building was developed in the middle of the road. He asked what reassurance Council has that this development will not be built in the middle of the road.

Administration stated that the road was not realigned properly in the past and that is why it looks like the building is developed in the middle of the road; the previous building that was on the lot was a small trailer home and did not use the entire lot, whereas the new building is much larger and seems like it is developed in the middle of the road. The city is currently working on the realignment of the road to address the issue.

Councillor Bell noted that even though the city made a mistake when realigning the road years ago, the road was developed where it is and the new building is now located in the middle of the road.

Administration noted that the development permit also needs to be approved and more discussions will take place when this is presented; special requests or

concerns can be addressed at that time. The leaseholder is paying for a lease and is permitted to develop; the current development plan identifies that the building is within the lot boundaries.

Councillor Stevenson stated that when the development proposal was first presented to Council, Council also had the same concerns that Mr. Maurice expressed earlier this evening. He asked at what stage of the development Council could add conditions to ensure that there is no access to the lot from Suputi Street; the owner could easily remove boulders and provide access to the lot from Suputi Street in the future.

Administration advised that conditions can be added during the development permit process and that Council could request that a better barrier be installed to prevent access to the lot through Suputi Street.

Councillor Stevenson also believed that there should be a condition that snow be removed and not stock piled as previously discussed by Council as well.

Administration noted that if the lot cannot accommodate a safe snow piling area on the lot, it is a requirement of the development permit that the snow be removed. If this regulation is not respected, the Municipal Enforcement Department is then asked to visit the owner and advise that the snow be removed immediately as per their development permit.

Councillor Bell requested that the matter of the development near the Royal Canadian Mounted Police detachment be added to a future Council agenda or a Planning and Development Committee of the Whole for discussion.

Councillor Morrissey believed that the city also needed to install “no parking” signs on Suputi Street to ensure that there is no parking on the street and ensure that it is enforced by the Municipal Enforcement Department.

Councillor Dobbin asked if there is a condition in the development permit process to ensure that no one will be parking in the lot until it is completed. There are several parking issues in the downtown area and parking issues should be eliminated as much as possible for this development.

Administration stated that this can also be addressed during the development permit process; Council can chose to include a condition that would state that an occupancy permit will not be issued until the parking lot is complete.

Motion #13-265

Moved by: Councillor Stevenson
Seconded by: Councillor Morrissey

That Council accept the comments from the Public Hearing.

Unanimously Carried

- b) Request for Decision – Area B Recommendation
Jennifer Catarino, A/Director, Planning and Development

Administration noted that the City of Iqaluit is conducting a feasibility study to determine the preferred location of the next subdivision, as defined in the General Plan as Future Development Area A and B. Phase One of the project was initiated in May 2013 and included the preparation of a Development Scheme for the Future Development Area; the Future Development Area Selection Report has now been finalized. The report documents the housing and land needs analysis, the analysis of Future Development Areas A and B and the results of community consultation undertaken in June 2013. Each City of Iqaluit department was given the opportunity to provide feedback on the development of the Plateau Subdivision and the Planning and Development department also consulted with the following Government of Nunavut departments: Education, Community and Government Services and the Nunavut Housing Corporation to coordinate the requirements of these departments into our future planning.

During the analysis it was determined that Area B had the most amount of developable and leasable land with a total of fourteen point nine (14.9) hectares; the total cost for development of Area B is estimated to be twenty two million two hundred ninety thousand (\$22,290,000.00) dollars.

The following evaluation criteria was used during the analysis to help select the next development area:

- servicing cost per hectare
- years of leasable land
- suitable school site
- terrain conditions
- proximity to other neighborhoods
- viability of commercial uses
- views to sea
- access to land and sea
- opportunity for snow fencing

Based on the criteria above, the report recommends that Area B be the next area to design and develop for the following key reasons:

- the estimated development costs are thirteen (13) percent lower than Area A
- total development costs for Area B estimated to be more than twenty five (25) percent higher than Plateau Phase 4, where Area A was estimated to be forty six (46) percent higher

- snow fencing can reduce snow drifting risk in Area B, but is not possible for Area A

Councillor Dobbin asked which area had the most interest from residents during the public meeting.

Administration noted that the purpose of the public hearing was to identify what residents want or do not want in the future subdivision; the meeting was based on the development of the Plateau Subdivision and what residents liked or did not like about the subdivision.

Councillor Dobbin noted that the consultants have identified Area B as the recommended area to be developed first; did residents agree with this during the public meeting?

Administration stated that residents did not identify what area they wanted developed first; they identified what they wanted to see in the new subdivision and what they did not want to see based on the development of other existing subdivisions.

Councillor Bell noted that the consultants do not live in the Plateau Subdivision and believed that if they did, they would agree that the subdivision is ugly, too congested and was not developed properly. He stated that he would not support the development of any subdivisions that would be similar to the Plateau Subdivision.

Councillor Stevenson noted that both areas would be developed either way, providing that they are both feasible for development and based on the consultants and the report provided; both areas are feasible for development.

He expressed his concern with the fact that it is being stated that the subdivision will be developed at the same density rate as the Plateau Subdivision; many residents regularly express the fact that they do not like the density of the Plateau Subdivision and that they want larger lots. The roads will also need to be wider and proper drainage is a must.

Administration noted that Council is not obligated to develop the new subdivision with the same density rate as the Plateau Subdivision; the report provided by the consultants for Area A and B was based on the density used in the Plateau Subdivision. Several issues were identified by the Planning and Development Department and the consultants while issuing development permits; those issues have been noted and will be avoided during the development of the new subdivision. Further information can be requested from the consultants based on different densities to be used during the development of the new subdivision as the cost of development will be affected by the density chosen. The roads will also be developed in accordance with the General Plan and Zoning By-law.

Councillor Stevenson believed that the roads in the Plateau Subdivision were developed according to the General Plan requirements but that they were not good enough; roads need to be developed as per the Public Works Department's recommendations to avoid current issues. He also believed that the development of a lot would cost more if the subdivision was developed with a lower density but the overall development cost for the subdivision would not change.

Councillor Morrissey agreed with Councillors Stevenson, Bell and Dobbin that the Plateau Subdivision was poorly planned and developed; it is very evident by simply looking at the development during the past few years. There are multi-plexes everywhere as well as apartment buildings; residents often express their interest for more single family homes providing a higher opportunity for home ownership. He asked at what stage of the project Council would have the opportunity to express their ideas as to what the subdivision should look like and how it will be developed.

Administration believed that this process would occur during the design workshop; the workshop is scheduled for October 2013.

Councillor Bell asked how much money the city would be required to borrow for the development of the subdivision, in addition to the loan for the new swimming pool, and asked if the city would qualify for such a loan. He asked how the city could change the road standards that currently exist in the General Plan and if it could be added to a future meeting for discussion.

Administration noted that the city ensures that they receive a minimum of eighty (80) percent interest for lots prior to developing the subdivision; the cost of development is recuperated once lots are disposed. The Plateau Subdivision was also developed in four phases and the new subdivision would most likely proceed in the same fashion.

Motion #13-266

Moved by: Councillor Stevenson
Seconded by: Councillor Bell

That Council approve Area B as the Future Development Area for which a Development Scheme will be prepared.

Unanimously Carried

7. BYLAWS

a) First Reading of By-law (s)

None

b) Second Reading of By-law (s)

- i) General Plan Amendment No. 758
Jennifer Catarino, A/Director, Planning and Development

Motion #13-267

Moved by: Councillor Stevenson
Seconded by: Councillor Morrissey

That Second Reading of General Plan Amendment No. 758 be approved.
Unanimously Carried

- ii) Zoning By-law Amendment No. 759
Jennifer Catarino, A/Director, Planning and Development

Motion #13-268

Moved by: Councillor Stevenson
Seconded by: Councillor Morrissey

That Second Reading of Zoning By-law Amendment No. 759 be approved.
Unanimously Carried

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

None

8. OLD BUSINESS

None

10. COMMITTEE REPORTS

- a) Planning and Development Committee of the Whole Report
Councillor Bell, Chairperson

- i) Bell Mobility (PD13-20)
Councillor Bell, Chairperson

Motion #13-269

Moved by: Councillor Bell
Seconded by: Councillor Morrissey

That the cell phone tower project be deferred back to staff for more information and invite Bell Mobility to attend a Council meeting to provide further clarification on the project.

Unanimously Carried

ii) Cemetery Tender Award (PD13-21)
Councillor Bell, Chairperson

Councillor Bell expressed his concern with the fact that the city did not currently hold title of the land and asked for clarification.

Administration stated that the land is currently untitled municipal land held by the commissioner; before the city can proceed with development on the land, a land use permit is required. The land use permit protects the city from now until the land title has been transferred to the city; this allows the city to proceed with development immediately.

Councillor Bell asked if the city would be breaking any laws by approving the tender award and proceeding with development.

Administration confirmed that the city would not be breaking the law by approving the tender award and proceeding with development.

Motion #13-270

Moved by: Councillor Bell

Seconded by: Councillor Stevenson

That the New Cemetery Design and Construction budget be increased by one hundred and fifty thousand (\$150,000.00) dollars (to be allocated from unused 2013 GN Block Funding) and to award Kudlik Construction with the contract for the New Cemetery Project in the amount of one million eighty six thousand eight hundred (\$1,086,800.00) dollars, excluding GST, as per their tender submission dated August 29, 2013.

Unanimously Carried

11. CORRESPONDENCE

b) Application: "Understanding Suicide in Context: Narratives of Suicide and Suicide Risk in Iqaluit"

Motion #13-271

Moved by: Councillor Stevenson

Seconded by: Councillor Dobbin

That the NRI application “Understanding Suicide in Context: Narratives of Suicide and Suicide Risk in Iqaluit”; Stephanie Lloyd, McGill University, be approved.

For – Dobbin, Nattaq, Stevenson

Against – Bell, Morrissey

Carried

12. IN CAMERA SESSION

None

13. ADJOURNMENT

Motion #13-272

Moved by: Councillor Stevenson

Seconded by: Councillor Bell

That the meeting be adjourned at 7:50pm.

Unanimously Carried

Mary Wilman
Deputy Mayor

John Mabberi-Mudonyi
A/Chief Administrative Officer

Approved by City Council on the **10** day of **December**, 2013, AD.