

**CITY OF IQALUIT
CITY COUNCIL MEETING #30
NOVEMBER 27, 2018 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Deputy Mayor Romeyn Stevenson, Chair
Mayor Madeleine Redfern – via teleconference
Councillor Jason Rochon
Councillor Joanasie Akumalik
Councillor Noah Papatsie
Councillor Kyle Sheppard

ABSENT:

Councillor Kuthula Matshazi
Councillor Simon Nattaq

PRESENT FROM ADMINISTRATION

Amy Elgersma, Acting CAO
Matthew Hamp, Engineering and Public Works Director
Sherri Rowe, Finance
Andrea Spitzer, Communications Manager
Jeanie Eeseemailee, Senior Interpreter/Translator
Amanda Wells, Lands Administrator
Michelle Armstrong, Northern Futures Consultant – via teleconference
Jennifer Jarvis, City Planner
Tammy Ernst-Doiron, Executive Assistant

PRAYER

Councillor Papatsie opened the meeting with a prayer at 6:00 p.m.

SWEARING IN

None

ADOPTION OF AGENDA

Motion #18-387

Moved by: Councillor Rochon
Seconded by: Councillor Akumalik

Adoption of the agenda as amended: #9 New Business conducted before #7 Readings of By-laws.

Unanimously Carried

1. **MINUTES**

a. City Council Meeting #26 – October 9, 2018

Motion #18-388

Moved by: Councillor Akumalik

Seconded by: Councillor Sheppard

City Council Meeting Minutes #26 dated October 9, 2018.

Unanimously Carried

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

a) Royal Canadian Mounted Police

Staff Sargent Garfield Elliott was in attendance to present the Police Report from September 1st, 2018 to October 31st, 2018 and made the following comments:

- Three new cadets have been posted to the detachment.
- There are additional transfers pending – one in December and two in January.
- September was busy updating School Safe Plans.
- Members are working with individual schools to conduct a secure and hold practice exercise.
- On November 8th, 2018, five fires were set in the community after the Northmart fire. One young offender has been identified and has been in custody since the fires. There was an initial court appearance in early November and the matter has been put over until November 23rd, which has been further adjourned, but the young offender remains in custody.
- Continuing an extensive investigation with the fire scene examiner and members, regarding the subsidiary fires, in addition to the Northmart fire. At this time, there are no additional charges for the subsidiary fires and the investigations are continuing on each of the fires. There are some additional investigative steps to complete.
- Three charges have been laid in regard to the Northmart fire. There is still some follow-up work with the Fire Commissioner's Investigator's Report which will be very in-depth.
- Staffs are preparing for the Christmas season and will be working with By-law Officers for periodic and random checks throughout December.
- December 1st is the kick-off for National Impaired Driving Week.

- The RCMP, in conjunction with the Nunavut Liquor and Cannabis Commission, provides taxi vouchers that are handed out to patrons in taxis and to designated drivers as a thank you for being responsible and using safe rides.
- Crime Statistics Report is remaining consistent, with some areas having an increase, while other areas are showing a decrease.

Councillor Rochon noted that with three months remaining in the year, arson offences are triple since last year. He commented that he read an article in the local paper last year that reported there are new buildings that do not have insurance, as it is more cost effective to re-build than to pay the insurance due to all the arsons. He asked if majority of the arsons are committed by minors and youth.

Staff Sargent Elliott noted this past summer, there were four or five arsons at the beach in a period of three weeks and it was a cause for concern. The investigation showed that the arsons were random and involved young people.

Councillor Rochon felt if there was a curfew in place, there would be fewer fires and asked if the community would be safer if there was a curfew.

Staff Sargent Elliott noted some of the arson fires during the summer were during the early evening and a curfew would not have helped. In considering crimes overall and not just arson, if a curfew was in place, it would be reasonable to assume the crimes would be diminished somewhat.

Councillor Papatsie noted for the safety of the city, the school visits are critical to keep the children and youth informed and he felt this communication is very important. There is a concern for safety, especially within the next few months when the days are darker, as it seems that crimes usually take place during the dark.

Staff Sargent Elliott advised that the RCMP is involved in a number of organizations regarding the safety of residents in all walks of life. He noted that communication is important to ensure there is a safe place for everyone.

Councillor Akumalik asked if the three new cadets have taken cross cultural training.

Staff Sargent Elliott advised that there is an Inuit specific course which is being updated and will be a requirement for all members in Nunavut to take. It is hoped the course will be available to the members to take starting in January. He noted that a number of the members have taken the First Nations cross cultural training.

Councillor Akumalik asked for an update on cannabis since it was legalized.

Staff Sargent Elliott indicated as previously reported, there would not be a big change. There have been two driving convictions due to drug use. He noted there is a roadside testing unit coming, which is different than screening for alcohol, which requires

swabbing in the mouth which is then tested. Iqaluit is a pilot for the roadside testing unit and a member has received training on how to use the unit.

Deputy Mayor Stevenson thanked Staff Sargent Elliott for attending the meeting.

4. AWARDS AND RECOGNITIONS

None

5. STATEMENTS

None

6. DEFERRED BUSINESS AND TABLED ITEMS

None

9. NEW BUSINESS

- a) Appointment of Chair – Development Appeal Board

Motion #18-389

Moved by: Councillor Rochon

Seconded by: Councillor Sheppard

That Deputy Mayor Stevenson is appointed Chair of the Development Appeal Board.
Unanimously Carried

- b) Request for Decision – 2018 Capital Reallocations

Matthew Hamp, Engineering and Public Works Director, requested an amendment to the 2018 Capital Spending Plan. He explained that there has been approved spending authority for bridge repairs in the amount of \$500,000.00 which requires an amendment based on the following:

- The budget was primarily to repair the Road to Nowhere bridge, with some small work on other bridges.
- The work on the other bridges has been deferred until 2019.
- Monies have been spent on engineering design, leaving \$430,000 in the account.
- A tender was issued for the repairs and the successful bid price was \$607,740 (includes GST), which exceeds the available spending authority.
- There was spending authority under the Akilliq Drive improvements project that will not be proceeding in 2018 due to cost-sharing detail arrangements to be confirmed with the Government of Nunavut, in conjunction with the deep-sea port; the surplus amount is \$300,000.00.

Motion #18-390

Moved by: Councillor Sheppard

Seconded by: Councillor Akumalik

That Council amends the 2018 Capital Spending Plan and reallocates \$300,000.00 in surplus funds from the Akilliq Drive Improvement Project to the Bridge Repairs Project.

Unanimously Carried

c) Request for Decision – Joamie Court Disposal

Amanda Wells, Lands Administrator, advised that a Request for Decision is being presented to obtain Council's approval for the costing approach, disposal methods and timing of disposal for the lots in the Joamie Court subdivision.

The following options were presented:

Option A – Development Cost Approach

- The total subdivision cost is approximately \$3.7 million. Without site specific factors applied, the development cost per square metre is \$220. With site specific factors applied, using the same manner as the Plateau subdivision, the prices are as follows:
 - 15 percent premium for R1 view lots - \$241/m².
 - 25 percent premium for 3 affordable lots - \$157/m².
 - R1 other lots and R2 lots - \$210/m².
- Costing details as follows:
 - Three R2 lots (Lots 7, 8, and 9) are being offered to Nunavut Housing Corporation at \$210/m².
 - One R1 lot (Lot 13) being offered to Habitat of Humanity as per the Memorandum of Understanding at \$157/m².
 - Two R1 lots offered by Call for Proposal for affordable housing at \$157/m².
 - 14 R1 lots (Lots 18 to 31) are view lots at \$241/m².
 - Costing rationale: Application of site-specific factors is consistent with the Plateau subdivision disposal practices in applying premiums to the view lots and discounts for affordable lots.
 - Nunavut Housing Corporation would have priority for the R2 lots to support their building program.
 - The one R1 lot for Habitat for Humanity supports the Memorandum of Understanding with the City.
 - The two R1 affordable lots provide an opportunity for a not-for-profit housing group to pilot a project in Joamie Court.

Option 2 – Method of Disposal

A combination of direct disposal by ballot draw and Call for Proposals is proposed for 25 lots as follows:

- Three R2 lots by direct disposal to Nunavut Housing Corporation. If these lots are not taken, then the lots would be disposed of by Call for Proposal.
- One R1 lot by direct disposal to Habitat for Humanity as per the Memorandum of Understanding.
- 19 R1 lots by ballot draw.
- Two R1 lots by Call for Proposal for affordable housing.

Method details as follows:

- Proposed to use the same ballot draw procedure as the Apex and Plateau subdivisions lands disposal as these procedures are known by the community.
- The Call for Proposal would contain criteria to ensure the housing units were affordable and continue to be affordable through time. Council would award the lots. If no acceptable application is received, the lots would be offered to those on the waiting list after the ballot draw.

Method rationale:

- Ballot draw procedures for R1 lots are known by the community.
- Call for Proposals process requires additional staff time in order to review and evaluate the proposals.
- Due to the small number of lots available for disposal, the ballot draw is preferred for the majority of the R1 lots.

Option C - Timing of Disposal

- Newspaper advertisements – December 7th and 14th issues would have a small advertisement referring interested people to visit the City's website or Planning and Development Department for further information.
- Public Notices – posted by December 7th in ten locations around the city.
- Website posting – full details of disposal posted by December 7th.
- Social media posts – postings on Facebook and Twitter feeds by December 7th.
- Radio announcements – starting on December 7th announcing where to obtain information on land disposal.

The following are proposed key dates for the disposal:

- Monday, January 7th, 2019 – last day land applications will be accepted for the ballot draw.
- Monday, January 14th, 2019 – ballot draw held in the Council Chambers at 6:00 p.m.
- Friday, January 25th, 2019 – last day to submit proposals for Call for Proposal process.

Timing rationale:

- To dispose of all the lots in January 2019, instead of delaying the disposal for the adoption for the new Land Administration Bylaw. It is anticipated that it will at least three months until the bylaw is in effect. If disposal is delayed until April, there would be no construction in 2019.
- A phased approach could be considered, but the City will delay in recovering expended funds of approximately \$2.5 million.

Councillor Papatsie asked about the 25 percent reduction in the lots. He asked if original Iqalummiut will be part of the process, as he has never been asked to participate. When disposing of land, consideration should be given to original Iqalummiut if they would like some land.

Mrs. Wells advised that the 25 percent reduction is for the two lots that are being offered for Call for Proposal for affordable housing and does not specify that the lessee is Inuit, but rather that the lots are for affordable housing. The other lot is for Habitat for Humanity and they have their own procedures who would receive the lot.

Mrs. Wells explained that the existing Lands Administration By-law does not specify that only Inuit can put their name in for the ballot draw. It specifies the person must live in Iqaluit for two or more years. She noted that the proposed Land Use By-law does have categories that specify Inuit and length of time someone lives in Iqaluit.

Motion # 18-391

Moved by: Councillor Akumalik

Seconded by: Councillor Rochon

That Council approves the following for the disposal of Joamie Court:

1. The development costing shall use the site-specific factors that apply a 15 percent premium to 14 R1 view lots, a 15 percent premium to the three R2 lots and a 25 percent reduction to three R1 lots for affordable housing; no premium or discount applied to the remaining lots.
2. The method of disposal is up to four lots by direct disposal, 19 lots by ballot draw and two lots by Call for Proposal.
3. If any of the R2 lots are not wanted by Nunavut Housing Corporation, they will be disposed of by Call for Proposal.
4. The ballot draw is to be held on January 14th, 2019, and the Call for Proposal process closing January 25th, 2019.

Unanimously Carried

Deputy Mayor Stevenson asked for clarification on the number of lots for disposal, as the costing details lists 20 lots and under method of disposal, there are 25 lots listed.

Mrs. Wells explained that the five lots that do not have a view and would be disposed of for \$210/m², the same as the R2 lots.

Councillor Sheppard asked if the lots that are being proposed for affordable housing at the discounted rate are adjacent to each other.

Mrs. Wells advised that the lots are adjacent and one group could get both lots if there was an acceptable proposal.

Councillor Sheppard asked about the R2 lots which are higher density lots and he perceived should have a higher value than regular lots. He understood that past practice has been that the Nunavut Housing Corporation pays the basic price, but he noted that the higher density lots have a higher value than the single-family lots.

Michelle Armstrong, Northern Futures Consultant, advised that site-specific factors can be applied in any manner, but past practice has been not to apply a premium to the R2 lots. If Council so wished, a premium could be applied to the R2 lots based on the fact that they allow a higher density development. The premium would have to be determined and could range from one percent to 25 percent.

Councillor Sheppard felt that R2 lots should have a higher rate charged as they are more valuable to whoever develops them. He noted by increasing the rate on R2 lots, the R1 lots would be more affordable for single family dwellings and lower density properties for residents.

Ms. Armstrong advised if a five percent premium is applied to the three R2 lots, they would increase in price by \$6/m² and a ten percent premium would increase the price by \$13/m². The increase would provide a saving on the other lots. The R2 lots are approximately 1,500 m² and using the ten percent premium, the price of the lots would increase \$20,000.00. The current price of the lot is approximately \$280,000.00 and would increase to \$300,000.00.

Mayor Redfern wanted to ensure that the affordable housing lots is achieved and expressed concern that the profits would be received by individuals who might flip the development or higher income individuals. She wanted to make sure that preferential treatment would be received by Iqalumiut.

Deputy Mayor Stevenson explained the ballot draw for these lots will not give preferential treatment for Iqalumiut, as it is open to anyone and the ballot draw rules will apply based on the existing Land Administration By-law.

Deputy Mayor Stevenson noted if the R2 lots were increased in price, then the other lots would decrease evenly. He asked if the by-law permits lots to be decreased more than 25 percent.

Mrs. Wells advised that the existing by-law only permits decreasing a lot price by 25 percent.

Deputy Mayor Stevenson noted the three affordable lots could not be decreased any more than the proposed lot price, but the savings could be used to decrease the cost of the other lots.

Councillor Sheppard would propose an amendment to apply a 15 percent increase on the three R2 lots, with the revenue received being used to lower the cost of the 14 R1 lots.

Deputy Mayor Stevenson asked the mover of the motion, Councillor Akumalik, if he was in agreement with the amendment, and he agreed.

Deputy Mayor Stevenson asked Ms. Armstrong if there were any concerns with the proposed amendment. She advised that the proposed changes can be made.

Councillor Sheppard felt the Call for Proposal must include factors to give control to prevent resale and profit on these types of developments.

d) Memo – Changes to Land Administration By-law No. 853

Michelle Armstrong, Northern Futures Consultant, advised that a summary was made on the comments at the Public Hearing on the Land Administration By-law held on October 22nd, 2018. She explained that the summary and staff recommendations were presented to Council on October 23rd, 2018, at which time there was discussion and direction regarding the changes that should be made to the Land Administration By-law.

Ms. Armstrong proposed to review the by-law text, noting where additions and changes were made to reflect the direction provided by Council on October 23rd, 2018. The following are the key changes:

- Abandoned or abandonment – new definition added.
- Community benefit – new definition added.
- Non-market housing – definition made clearer.
- Private developer – new definition added.
- Section 13(d) was amended to allow provisions for Council to dispose of a parcel of land without a competitive process or without advertising.
- Section 18 – added wording that when a standard lease would be a more appropriate means to lease a lot.
- Section 25 – Advertising of Land. This section has been revised to show a full list of all the options for advertising.
- Section 27 – added so that an advertisement could refer people where to find more information.
- Sections 52 to 55 – Pricing of Lands. These sections have been completely revised for old and new parcels to be based on market value but gives Council the discretion to use development cost, replacement cost, assessed value or other methods.
- Section 72 – this section was added to provide clarity when standard leases could be used.

7. BY-LAWS

a) First Reading of By-law(s)

i) Council Indemnity By-law

Motion #18-392

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

First Reading of Council Indemnity By-law.

For – Sheppard, Rochon, Papatsie, Redfern

Opposed – Akumalik

Carried

b) Second Reading of By-Law(s)

i) Land Administration By-law No. 853

Motion #18-393

Moved by: Councillor Akumalik

Seconded by: Councillor Sheppard

Second Reading of Land Administration By-law No. 853.

Unanimously Carried

ii) Council Indemnity By-law No. 866

Motion #18-394

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

Second Reading of Council Indemnity By-law No. 866.

For – Sheppard, Rochon, Papatsie, Redfern

Opposed – Akumalik

Carried

Councillor Sheppard proposed that the following section be removed from the by-law as it is no longer required – Section 4.1 (h) “Any councillor that is in receipt of social assistance payments will be entitled to receive \$100 per day.”

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

i) Zoning By-law Amendment No. 784

Motion #18-395

Moved by: Councillor Akumalik
Seconded by: Councillor Rochon

Third and Final Reading of General Plan By-law Amendment No. 784.

Unanimously Carried

ii) Land Disposal By-law No. 865

Motion #18-396

Moved by: Councillor Akumalik
Seconded by: Councillor Rochon

Third and Final Reading of Land Disposal By-law No. 865.

Unanimously Carried

8. OLD BUSINESS

None

10. COMMITTEE REPORTS

a) Finance Committee of the Whole

Councillor Sheppard, Chair of the Finance Committee of the Whole, advised that recommendations will be presented to approve rates for services and the 2019 budget.

Councillor Sheppard advised that in the Council Priorities Workshop it was agreed that the state of sanitation was one of the biggest priorities in relation to services provided by the City. The volume of garbage and cardboard has increased significantly and the resources have remained the same. Many complaints are received from residents regarding garbage and cardboard not being pick-up in a timely manner. The level of service is directly linked to the cost of services in this case. Sanitation rates should be increased for the following reasons:

- In accordance with the *Cities, Towns and Villages Act*, any deficit in a fund must be recovered in the next fiscal year.

- The fund cannot sustain itself with the current level of revenue and the service expected by residents cannot be provided.
- Funds cannot be provided to the reserve account for infrastructure, such as sanitation equipment, garbage trucks and landfill.

Councillor Sheppard advised since 2016, the City has been subsidizing residential water and sewer rates in an excess of the funding received from the Government of Nunavut. The subsidy currently in place has assisted in causing the Water and Sewer Fund to have a significant deficit. A subsidy should only be provided based on the amount received from the Government of Nunavut. A decrease in the subsidy must be made by January 1st, 2019 to correct the subsidy rate. The residential water and sewer subsidy must be decreased for the following reasons:

- In accordance with the *Cities, Towns and Villages Act*, any deficit in a fund must be recovered in the next fiscal year.
- The total subsidy cannot be more than the water/sewer subsidy provided by the Government of Nunavut.
- The fund cannot sustain itself with the current level of revenue.
- Funds cannot be provided to the reserve account for infrastructure.

Councillor Sheppard explained that property taxes are the largest source of revenue for the General Fund. The revenue provides for basic services like public works, roads, emergency services, fire, ambulance and dispatch services, recreation, corporate services, municipal enforcement, administration, etc. Each year, any additional expenses in the General Fund must be funded by an increase in revenue through property taxes. The reasons for increases in property taxes for the 2019 fiscal year are:

- Increases in expenditures in the General Fund must be covered by increased revenue.
- The General Fund must be able to fund reserve accounts, like fire trucks, ambulances, buildings, etc.
- City hall is in a state of disrepair.
- The fire hall has out grown the space.

Councillor Sheppard advised that the 2019 budget will be presented as a whole and includes amounts for non-controllable costs. In 2019, the following increases will be come into effect:

- A 2.5 percent increase in salaries in accordance with the Union Agreement.
- A 3.3 percent increase in power rates.
- A 15 cent per litre increase in heating fuel.

Councillor Sheppard pointed out that the City is facing several challenges over the next few years. One of the main issues is the infrastructure deficit. Aging infrastructure is expensive to replace, and even with the gas tax funding, it is not enough. He noted that most municipalities have a policy of replacing vehicles every seven to ten years. The City has vehicles over 15 years old and the cost of repairs and maintenance on older vehicles is expensive. Repairs take equipment out of service, which result in delays in essential services.

Councillor Sheppard noted with the aging utilidor, there will be an increase in costs for repairs and maintenance. The IT system is outdated and puts the City at risk. The estimated cost to replace the IT system is approximately \$500,000.00.

Councillor Sheppard explained that it is important to have a long term plan in place so that funds are placed in reserve each year to use towards future needs. The only way to accomplish this is to make sure the rates recover the costs of the service.

i) Increase Sanitation Rates

Motion #18-397

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

That Council approves a 32 percent increase to sanitation rates.

**For –Sheppard, Rochon, Papatsie, Redfern
Opposed – Akumalik
Carried**

Councillor Akumalik asked the amount of the proposed increase.

Councillor Sheppard advised the sanitation rates will increase 32 percent or \$12.31 per month for residential customers.

Councillor Akumalik noted that the service provided is not very good and there is a request to raise the rate.

Deputy Mayor Stevenson suggested that sporadic service is provided and sometimes the service is better than others. The purpose for the increase is to improve the garbage collection service.

Councillor Sheppard advised that the increase is required based on the *Cities, Towns and Villages Act* requiring a balanced fund. The increased revenue will allow for additional staff to do the job and the capital budget includes the purchase of a garbage truck.

Councillor Akumalik has been receiving complaints from residents that garbage is not being picked up based on the schedule provided.

ii) Water Subsidy

Motion #18-398

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

That Council approves to decrease the subsidy from .013 per litre to .000 per litre over three years commencing January 1st, 2019, and once eliminated, the subsidy shall be applied to water and sewer infrastructure.

Unanimously Carried

iii) Property Taxes

Motion #18-399

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

That Council approves a five percent property tax increase for all classifications.

Unanimously Carried

Councillor Akumalik clarified that all classes include residential and businesses.

Councillor Sheppard advised there are various classes of residential, commercial, industrial and government grants-in-lieu.

Councillor Akumalik asked the last rate increase.

Councillor Sheppard advised there was an increase of 2.15 percent across all classes last year.

iv) 2019 Operating Budget

Motion #18-400

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

That Council approves the 2019 operating budget.

Unanimously Carried

v) 2019 Capital Budget

Motion #18-401

Moved by: Councillor Sheppard
Seconded by: Councillor Rochon

That Council approves the 2019 capital budget.

Unanimously Carried

Councillor Akumalik requested clarification regarding the earlier approval of the reallocation of funds to the bridge repairs.

Deputy Mayor Stevenson advised that the reallocation of funds to the bridge repairs was based on the spending authority for the current 2018 budget. He advised there are other bridge repairs in the 2019 capital budget.

Councillor Akumalik noted the fiscal year ends December 31st, 2018, and inquired if the bridge repairs will be completed this year.

Matthew Hamp, Engineering and Public Works Director, advised that as much work as possible will be completed this year.

Councillor Sheppard pointed out that the proposed 2019 capital budget is a \$43 million investment in new equipment and infrastructure through various sources of revenue, including the Federal Clean Water Fund, Government of Nunavut block funding, gas tax and municipal revenue. It is hoped that as much capital work will be completed as possible.

Deputy Mayor Stevenson thanked the Finance and Administration staff for having the proposed budget completed in a timely fashion. He advised that a budget has never been approved in November and this sets a great example.

11. CORRESPONDENCE

a) Laakkuluk Williamson Bathory

A request was received from Laakkuluk Williamson Bathory requesting Council to recognize Trans Awareness Week by raising the Trans Pride flag.

Motion #18-402

Moved by: Councillor Sheppard
Seconded by: Councillor Akumalik

That Council approves to raise the Trans Pride flag for a week.

Unanimously Carried

Deputy Mayor Stevenson noted that the City does not have a Trans Pride flag, but when one is obtained, it will be raised for one week.

12. IN CAMERA SESSION

() as per Section 22 (2) (a) CTV Act and By-law 526 Section 67

13. ADJOURNMENT

Motion #18-403

Moved by: Councillor Akumalik

Seconded by: Councillor Sheppard

Council adjourns at 7:29 p.m.

Unanimously Carried

Romeyn Stevenson
Deputy Mayor

Amy Elgersma
Acting Chief Administrative Officer

Approved by City Council on the **8** day of **January**, 2019.