

**The Corporation of the City of Iqaluit  
Minutes of a Public Hearing**

Held on Tuesday, the 26<sup>th</sup> day of February 2019, commencing at 6:00 p.m. at City Council Chambers.

**PRESENT FROM COUNCIL**

Mayor Madeleine Redfern, Chair  
Deputy Mayor Romeyn Stevenson  
Councillor Kuthula Matshazi  
Councillor Jason Rochon  
Councillor Joanasi Akumalik  
Councillor Kyle Sheppard

**ABSENT**

Councillor Simon Nattaq  
Councillor Noah Papatsie

**PRESENT FROM ADMINISTRATION**

Amy Elgersma, Acting Chief Administrative Officer  
Sherri Rowe, Financial Consultant  
Amanda Wells, Lands Administrator  
Jennifer Jarvis, City Planner  
Matthew Hamp, Public Works and Engineering Director  
Tammy Ernst-Doiron, Executive Assistant

Mayor Redfern called the Public Hearing for Zoning By-law Amendment No. 874 to order.

Mayor Redfern asked Jennifer Jarvis, City Planner, to provide an overview of the proposed changes to the by-law.

Jennifer Jarvis, City Planner, reminded everyone that the Public Hearing was regarding a zoning by-law amendment for Nunastar's application at Building 351. The zoning by-law is to see Lot 9-4 on Plan 617 in the Core Area be zoned B1 Exception Zone 3 Central Business Zone from R3 High Density Residential Zone.

Ms. Jarvis indicated that Nunastar is proposing a mixed-use building for Lot 9-4 on Plan 617 with 356m<sup>2</sup> of commercial space on the ground floor and 32 one bedroom apartments. She noted that the proposed building would be four storeys in height.

Ms. Jarvis indicated the General Plan does support this mixed-use development. She stated that the Queen Elizabeth Way is a main street that is designed to

support mixed uses and higher densities. She noted that this building abuts onto that street. Ms. Jarvis noted the proposal meets Core Area Urban Guidelines. She stated there are locations directly to the west, south and east that are B1 zoning currently.

Ms. Jarvis acknowledged that the lot does have a few minor deficiencies that Planning and Development are recommending be managed by providing an exception for the lots in that zone. She indicated that the exception zoning is to reduce required rear yard setback from 6 metres to 2.1 metres, allow the deck and stairs at the front of the building to project to 0 metres of the front lot line, allow two parking spaces to encroach into the front yard, and allow for one parking aisle to have a reduced width from 6.5 metres to 6.3 metres. She stated that allowing for the exception zone would reduce the need for any variances.

Ms. Jarvis noted that the Core Area designation includes proposed commercial and residential uses. She stated that the proposed development does conform to the policies of the General Plan.

Mayor Redfern thanked Ms. Jarvis for the overview. She then called for any members of the public who wished to speak to the Public Hearing matter or who may have questions or comments. Hearing none, she called a second time for questions or comments from the public. Hearing none, Mayor Redfern opened the floor to Council.

Hearing no concerns from Council, Mayor Redfern made a third and final call for any members of the public who wished to speak on the Public Hearing matter or who may have questions or comments regarding Zoning By-law Amendment No. 874. Hearing none, Mayor Redfern declared the Public Hearing closed at 6:03 p.m.

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Madeleine Redfern  
Mayor

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Amy Elgersma  
Acting Chief Administrative Officer

Approved by City Council on the 26 day of March, 2019.