



GENERAL PLAN & ZONING BY-LAW 2022 POLICY DIRECTIONS

SETTING OUR POLICY DIRECTIONS... HAVE YOUR SAY!

As you may know, the City is creating a new General Plan and Zoning By-law! Together, these documents will guide how Iqaluit grows over the next 20 years.

Throughout Spring and Summer, the City undertook research, analysis, and consultations to build a better understanding of the issues most important to our community as we grow. The findings and feedback from this work were then used to help us identify a Vision for our City and develop Policy Directions to help us achieve it. We're excited to now present these to our community for feedback!

In this document you'll find a summary of the key planning issues and the proposed policy directions to address them. Keep in mind that these are only the key issues, and that other matters may be considered as the new General Plan and Zoning By-law are drafted. We encourage Iqalumiut to review these policy directions carefully and share your feedback and ideas with our team. Your input will help us shape these policy directions before they are presented to Council.

Once our Vision and Policy Directions have been finalized, the new General Plan and Zoning By-law will be drafted – these will contain more specific details on proposed updates. We will reach out again for feedback on the draft documents in early 2023.

Thank you!

All feedback should be directed to:

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housing supply &
affordability

cabins & beach shacks

cannabis

protection of the
natural environment

urban design



MAKING THINGS EASIER TO UNDERSTAND

Planning and development often involve processes and documents that are complex and not accessible to everyone. This can negatively impact the public's understanding of what's happening in the City and the decisions made by Council. The multilingual makeup of Iqaluit's population means that the City must also take into account the needs of residents to communicate in the language they are most comfortable with. The following recommendations are geared to help empower Iqalumiut to be more informed and involved in city-building.

Key Recommendations

- Use more approachable formatting, plain-language, and visuals in the General Plan and Zoning By-law.
- Update public notification policies to improve procedures for notifying and engaging the public on development applications.
- Provide more clarity on the types of studies or reports needed for development applications.
- Create stronger policies in the General Plan to recognize and support Iqalumiut (and specifically Inuit) involvement in the naming of community features.
- Amend existing language policy in the General Plan and Zoning By-law to require the use of Inuktitut and English on public-facing signage.



HOUSING SUPPLY & AFFORDABILITY

Housing supply and affordability continues to be a major issue in Iqaluit. In 2020, the City released a Housing Action Plan identifying a need to construct 1,400 new dwelling units in the next 10 years. This amounts to 140 new housing units each year. The General Plan and Zoning By-law need to have strong housing policies and remove barriers to new housing development.

Key Recommendations

- Eliminate minimum dwelling unit size requirements in the zoning by-law. There are other code and safety standards that impact how small a dwelling unit may be in the National Building Code.
- Allow secondary suites to be established in any permitted single detached dwelling, semi-detached dwelling, duplex dwelling, or row dwelling, subject to adequate servicing and building code compliance.
- Allow for more creative ways to accommodate parking demand by allowing a certain percentage of required parking spaces to be sized smaller for ATVs or snowmobiles.
- Encourage more housing to be centrally located in the Core Area through more flexible rules for mixed-use development, including more opportunities for residential-only buildings.

- Permitting building heights up to 8 storeys in the Core Area and in other targeted high-density zones.
- Introduce policies enabling Council to offer financial or development standard incentives to create affordable housing units in new developments.



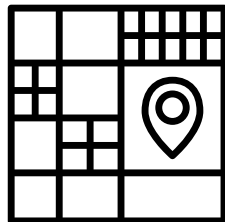
INFRASTRUCTURE & ASSET MANAGEMENT

The City has experienced many challenges with respect to infrastructure capacity and quality, which has made it challenging to support further growth. The City is currently preparing an Asset Management Plan to ensure that infrastructure is being maintained in a way that protects public health and makes the best use of public money and resources. The General Plan and Zoning By-law will need to contain development policies that support a healthy infrastructure network in Iqaluit.

Drainage is also a key development consideration and potential impact to infrastructure since snow melt and rain must make its way through the community to the sea. In response, the City recently prepared a Drainage Master Plan. The General Plan and Zoning By-law should contain policies to ensure drainage is improved in existing and new development areas.

Key Recommendations

- Introduce policy to better coordinate tracking and monitoring of water and wastewater capacity in the City on a development-by-development basis.
- Create supporting policy for the development of an infrastructure master plan to help better focus resources, coordinate growth, and manage infrastructure in the City.
- Ensure development policy is coordinated with the City's Asset Management Plan and supports good infrastructure management.
- Introduce policy to determine triggers for when new development must pay in-full or in-part for infrastructure extensions or upgrades, and outline responsibilities for installation.
- Require additional information for proposed developments that require significant water and/or wastewater resources.
- Ensure policies direct development to areas well-served by existing municipal infrastructure to reduce costly extensions, where feasible.
- Introduce policies to implement the Drainage Master Plan and to protect drainage corridors throughout the City.
- Limit and discourage new development on trucked services and partial services, where feasible.



IDENTIFYING NEW LANDS FOR DEVELOPMENT

As the City continues to grow, we need to ensure that there is enough land to accommodate new development. The City therefore reviewed all lands within the Populated Area to identify additional opportunities. For industrial land needs, a new area in the “West 40” area near the tank farm is proposed. For residential and community land needs, an area just north of the Inuit Owned Lands along Sivumugiaq Street (formerly Federal Road) is proposed. The City has two existing Future Development Areas identified for residential and community uses. These lands are located between Lake Subdivision and Apex and are proposed to remain in the General Plan.

Key Recommendations

- Designate approximately 25 hectares of lands in the West 40 area from ‘Transportation’ to ‘Industrial’ to allow for more industrial growth near the Deep Sea Port. These lands were recently transferred to the City from the federal government.
- Designate an additional ‘Future Development Area’ north of the Inuit Owned Lands located off Sivumugiaq Street for residential and community uses.
- To help guide growth in new development areas, Development Schemes may be prepared in advance of any development taking place.

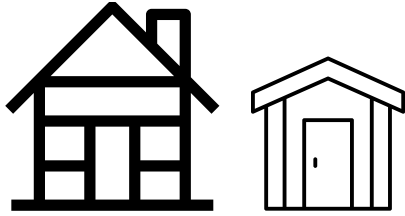


PROTECTION OF THE NATURAL ENVIRONMENT

The protection of the natural environment was an important value expressed by Iqalumiut. We must ensure that our growth and land use activities do not negatively impact these features. The current General Plan and Zoning By-law contain policies to protect waterways, but some updates are needed. Additionally, there are human-made and natural hazards that we must plan for, such as unstable ground or contaminated sites.

Key Recommendations

- Define waterbodies and watercourses in the zoning by-law and outline development setback requirements for each.
- Measure watercourse setbacks from the greater of the high-water mark or top of bank of the feature (where defined), as opposed to the centreline of the watercourse.
- Require a study for any reduction to minimum setbacks from waterbodies or watercourses.
- Identify and map human and natural hazards or constraints on map schedules, including separation distance guidelines.
- Revise the Watershed Protection Area to reflect the secondary water source.
- Create new policies to encourage tundra regeneration and other innovative landscaping as part of new development or on sites previously disturbed by development.



CABINS & BEACH SHACKS

Many residents have cabins on the land outside of the built-up area of the city. Cabins are often used for outdoor recreation and traditional activities, such as hunting and harvesting. The General Plan and Zoning By-law have few policies or requirements for these cabins, which has led to issues with user safety, impacts on environmentally and culturally significant areas, and lack of accountability for site management.

Beach shacks are found within the built-up area of the city along the waterfront. These shacks are often used to store fishing and boating equipment related to harvesting. Beach Shacks are important for supporting traditional activities, so more guidance in the General Plan and Zoning By-law is needed.

Key Recommendations

- Clearly define ‘Cabins’ and ‘Beach Shacks’ in the General Plan and Zoning By-law.
- Add policies to the General Plan to recognize the role of cabins and beach shacks in Iqalumiut culture, recreation, and economy.
- Ensure Cabins and Beach Shacks are permitted in appropriate locations and land use designations in the General Plan and Zoning By-law.
- Create a Cabin Overlay in the Zoning By-law to identify appropriate locations for Cabins outside of the populated area.
- Identify areas along the City waterfront where beach shacks could be accommodated.
- Creation of special provisions to help regulate Cabins and Beach shacks, which may include:
 - Minimum setbacks from waterbodies, floodplains, or other natural features;
 - Prohibiting cabins near hazards (e.g. waste disposal sites, quarries);
 - Minimum separation distances from cultural and recreational uses, or other cabins;
 - Requirements for material storage, equipment storage, and waste disposal;
 - Requirements for fire safety, such as a requirement for overnight cabins to have a fire extinguisher;
 - Maximum building size and site development area for cabins and related accessory buildings.

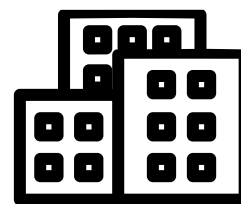


CANNABIS

For a central downtown area, Iqaluit's core is has a lot of room to grow up and densify, particularly on surface parking lots and old low-rise buildings. As a central area of the city with many services, businesses, and community uses the downtown has the potential to be more vibrant and healthier. Higher-density housing development and redevelopment of underutilized lands in strategic areas are likely to be key considerations as the Core transition.

Key Recommendations

- Create new definitions for Cannabis Stores, Cannabis Lounges, and Cannabis Production Facilities, aligned with Territorial legislation.
- Update policy to recognize Government of Nunavut and Health Canada processes for regulating cannabis.
- Conditionally permit Cannabis Stores and Cannabis Lounges in the Central Business (B1), District Commercial (B2), or Capital District (CD) zones.
- Conditionally permit Cannabis Production Facilities in all industrial zones.
- Introduce conditional use criteria for cannabis uses, which may include:
 - Proof of valid license(s) from the Government of Nunavut and/or Health Canada;
 - Minimum separation distances from residential zones and uses such as dwellings, schools, or other cannabis uses;
 - Restrictions on co-locating cannabis uses with establishments that sell alcohol;



URBAN DESIGN & THE CORE AREA

Iqaluit's Core Area has a lot of opportunities for infill and larger buildings, and some areas in the City could benefit from policies or incentives related to physically beautifying and improving building facades, signage, and the streetscape. The General Plan and Zoning By-law need stronger policies to help redevelopment happen, and these policies should support making the downtown more beautiful and reflective of Inuit/Iqalummiut culture.

Key Recommendations

- Encourage the Federal and Territorial Governments to surplus vacant or underutilized lots to the City for the purpose of consolidating lots for redevelopment.
- Introduce new policy to direct the update of the Core Area & Capital District Redevelopment Plan, including the design concept, guidelines, and redevelopment strategy for the Core Area and Capital District.
- Create policies that encourage consolidation of underused lots for redevelopment, establish flexible zoning standards, and promote high-quality design for new development.
- Create policy to enable development of a community improvement plan for the Core Area. The Plan would propose financial incentives (e.g. grants, tax relief, interest free loans) to make improvements to non-residential properties, including the exterior of buildings, signage, public art, etc.

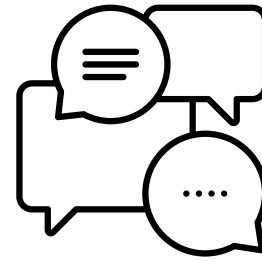


GETTING AROUND THE CITY

Certain intersections and roadways have become very busy at peak hours making travel around the city difficult. Travel without a car can also be difficult as neighbourhoods are spread out and limited sidewalks throughout the City raise concerns with pedestrian safety and mobility. The City recently completed a Transportation Master Plan (TMP) that contains many recommendations to improve how Iqalumiut move around the City. The General Plan and Zoning By-law will need to incorporate these recommendations into policies for transportation and movement.

Key Recommendations

- Where appropriate, implement the recommendations of the Transportation Master Plan through policy.
- Provide greater protection of trails and paths using legal easements and physical infrastructure.
- Encourage preparation of sidewalk and trail design guidelines which address width, markings, and signage.
- Expand on requirements to develop sidewalks, crossings, and other pedestrian amenities as part of new development and city growth.
- Develop policies to improve accessibility in new developments.
- Expand policies to ensure all modes of transportation are considered as part of the City's growth and the development process.



OTHER TOPICS & ISSUES

RESIDENTIAL STORAGE

Lifestyles in Iqaluit are strongly connected to the water and the land – this means that residents often have off-road vehicles, snowmobiles, boats, or equipment used to get out on the land or water. While single detached homes can usually accommodate these storage needs, it can be a challenge with multi-unit or higher density developments and neighbourhoods where shared space is limited.

Key Recommendations

- Introduce policy to ensure equipment, vehicle, and material storage needs are considered as part of new development areas and major residential developments.
- Introduce policies to support the design and establishment of small-scale community storage sites within existing residential areas.

RENEWABLE ENERGY

Currently the City's electricity needs are powered by diesel fuel which is shipped in bulk during the summer and stored at the tank farm. The City, territorial government, and Qulliq Energy recognize this is not ideal and would like to work together to develop renewable energy. Renewable energy systems both large-scale and site-specific should be supported in the General Plan and Zoning By-law and considered in the overall growth of the City.

Key Recommendations

- Introduce policies to define and permit renewable energy generation, both individual systems, and city-wide systems.
- Introduce policies that require an examination of renewable energy generation in all new neighbourhoods as part of development schemes.

FOOD SECURITY

Like housing, access to affordable and healthy food is a major issue in the City. While the General Plan and Zoning By-law cannot regulate food availability or pricing, they can ensure that Iqalumiut are able to grow and harvest their own food as much as possible.

Key Recommendations

- Introduce policies and regulation into the General Plan and Zoning By-law to define and permit growing and processing of food such as greenhouses and community gardens, where adequate water capacity can be provided.