

**CITY OF IQALUIT  
CITY COUNCIL MEETING #06  
APRIL 8, 2025 at 6:00 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Mayor Solomon Awa  
Deputy Mayor Kimberly Smith  
Alternate Deputy Mayor Harry Flaherty  
Councillor Amber Aglukark  
Councillor Methusalah Kunuk  
Councillor Simon Nattaq  
Councillor Romeyn Stevenson  
Councillor Samuel Tilley

**ABSENT**

Councillor Kyle Sheppard

**PRESENT FROM ADMINISTRATION**

Steve England, Chief Administrative Officer  
Brianna Longworth, City Clerk  
Katrina Sarmiento, Deputy City Clerk  
Valerie Greene, Executive Assistant  
Peter Tumilty, Senior Executive Director of Corporate and Financial Services  
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning  
Rod Mugford, Senior Executive Director of Operations and Protective Services  
Mathew Dodds, Director of Planning and Development  
Geoffrey Byrne, Economic Development Officer  
Jeanie Eeseemailee, Senior Interpreter/Translator

**MOMENT OF SILENCE**

Mayor Awa opened the meeting at 6:00 p.m. with a moment of silence.

**SWEARING IN**

None

**ADOPTION OF AGENDA**

**Motion #25-69**

Moved by: Councillor Tilley  
Seconded by: Alternate Deputy Mayor Flaherty

Adoption of agenda as presented.

**Unanimously Carried**

**1. MINUTES**

**a) Planning and Development Committee of the Whole Meeting #02 Minutes dated March 18, 2025**

**Motion #25-70**

Moved by: Deputy Mayor Smith

Seconded by: Councillor Tilley

Planning and Development Committee of the Whole Meeting #02 Minutes dated March 18, 2025.

**Unanimously Carried**

**b) City Council Meeting #05 Minutes dated March 25, 2025**

**Motion #25-71**

Moved by: Deputy Mayor Smith

Seconded by: Councillor Tilley

City Council Meeting #05 Minutes dated March 25, 2025.

**Unanimously Carried**

**2. DECLARATION OF INTEREST**

None

**3. DELEGATIONS**

None

**4. AWARDS AND RECOGNITIONS**

None

**5. STATEMENTS**

Alternate Deputy Mayor Flaherty advised that there are over 300 delegates attending the Nunavut Mining Symposium that is being held in Iqaluit.

Alternate Deputy Mayor Flaherty suggested that future Council agendas take into account major events in the community.

Councillor Nattaq spoke about snow clearing plows leaving snow in front of driveways and residents having to pay to have the snow removed.

Councillor Nattaq commented that there were plans to construct a qajaq, but the instructor had passed away. He wanted to see if councillors or hunters were aware if there was someone else that could construct an Inuit style qajaq.

Mayor Awa commented that staff would look into the issue regarding snow clearing. He asked if any listeners knew of anyone who could construct a traditional Inuit style qajaq, they should contact Councillor Nattaq.

**6. DEFERRED BUSINESS AND TABLED ITEMS**

None

**7. OLD BUSINESS**

**a) Staff Presentation By-law No. 985, By-law No. 986, Development Permit Application DP 24-038, Survey Sketch SK 24-008 and Request for Variance – Verbal**

Mathew Dodds, Director of Planning and Development, advised that By-law No. 985, By-law No. 986, Development Application DP 24-038, Survey Sketch SK 24-008 and Request for Variance pertained to a future item on the agenda.

Mr. Dodds made the following comments:

- Amendments required to support the eight-storey development
- First and Second Reading of the By-laws were held prior to detailed site plan and building design
- Information being presented prior to Third and Final Reading of the By-laws to ensure that Council is aware of the proposal as it has gone through the City's planning and permitting process
- Preliminary drawings are now fully detailed designs and proposals
- Details are included in the Request for Decision under New Business 9(a)
- Explained that a condition of the Third and Final Reading of the By-laws requires that the City's Development Officer must be satisfied with the proposed development
- Developer has been accommodating and addressed both staff and Council's comments and concerns, which took a year to complete

Alternate Deputy Mayor Flaherty asked the following questions, which Mr. Dodds answered:

- What recommendations were made by Council last year?
  - Project was posted in several methods, which was followed by a Public Hearing for by-law amendments

- Public comments/concerns were received regarding:
  - Water supply
  - Traffic
  - Impact of high-density development
  - Pedestrian safety
- Appropriate number of two- and three-bedroom units
  - Proposal has over a 60 percent ratio
- Outdoor storage
  - Significant supply of outdoor storage on the lot
- Traffic Impact Study
  - Solutions have been implemented
- Developer responded to significant comments from the public engagement session, public hearing, staff and Council
- Water capacity is addressed in the proposal
  - Water model study completed
  - Significant housing development in the area would affect water flow pressure
  - Recommended options to upgrade the water gravity system
  - Proposed development will not be occupied until the water gravity system is upgraded
- Was a Public Consultation held?
  - Developer held a successful public engagement session
  - Preliminary plans were presented, and comments were received

Alternate Deputy Mayor Flaherty asked the following questions, which Mr. Dodds answered:

- Does the fire department have the required equipment for an eight-storey building?
  - Analysis and assessments were carried out
    - Fire Department Needs Assessment
      - Recommended to improve capacity incrementally
      - Current ladder truck is acceptable
    - Government of Nunavut will analyze the design regarding fire suppression
    - Consultant completed a Capacity Analysis
  - Based on the analysis and assessments, staff is satisfied to move forward with the development
- Development Permit valid for a three-year period and the City has a five-year plan to upgrade the water supply. Will the building sit empty until that time?
  - Engineering Department staff has indicated that the building will not sit empty for any period of time
  - Development Permit can be extended past three years

Alternate Deputy Mayor Flaherty expressed concern that the fire department was not adequately equipped to battle a fire in an eight-storey building. He asked to see a copy of the Fire Department Needs Assessment.

8. **BY-LAWS**

a) **First Reading of By-law(s)**

- i.) By-law No. 1011, Amendment to Zoning By-law No. 899 – ZBA 25-002

**Motion #25-72**

Moved by: Councillor Nattaq  
Seconded by: Councillor Kunuk

Council approves First Reading of By-law No. 1011, Amendment to Zoning By-law No. 899 – ZBA 25-002.

**For – Kunuk, Nattaq, Stevenson, Aglukark  
Opposed – Flaherty, Tilley, Smith  
Carried**

b) **Second Reading of By-law(s)**

- i.) By-law No. 1004, Cabin Licensing – Amendment to General Plan By-law No. 898 – GPA 25-001

**Motion #25-73**

Moved by: Deputy Mayor Smith  
Seconded by: Councillor Tilley

Council approves Second Reading of By-law No. 1004, Cabin Licensing – Amendment to General Plan By-law No. 898 – GPA 25-001.

**Unanimously Carried**

- ii.) By-law No. 1005, Cabin Licensing – Amendment to Zoning By-law No. 899 – ZBA 25-001

**Motion #25-74**

Moved by: Alternate Deputy Mayor Flaherty  
Seconded by: Deputy Mayor Smith

Council approves Second Reading of By-law No. 1005, Cabin Licensing – Amendment to Zoning By-law No. 899 – ZBA 25-001.

**Unanimously Carried**

- iii.) By-law No. 1006, Cabin Licensing – Amendment to Land Administration By-law No. 897 – LABA 25-001

**Motion #25-75**

Moved by: Alternate Deputy Mayor Flaherty  
Seconded by: Councillor Tilley

Council approves Second Reading of By-law No. 1006, Cabin Licensing – Amendment to Land Administration By-law No. 897 – LABA 25-001.

**Unanimously Carried**

Councillor Nattaq asked if the cabins and houses near the river within the municipal boundary would have to pay a fee.

Mr. Dodds advised that the cabin license fee has not been set by Council and will be set in a separate by-law.

- iv.) By-law No. 1014, Procurement By-law

**Motion #25-76**

Moved by: Alternate Deputy Mayor Flaherty  
Seconded by: Councillor Tilley

Council approves Second Reading of By-law No. 1014, Procurement By-law.

**Unanimously Carried**

Councillor Tilley asked the following questions, which Mr. Tumilty answered:

- Section 5 references Ontario legislation regarding Discriminatory Business Practices Act
  - Reference was not removed from previous version
- Section 5 references Ontario Public Bars Association – can the code of ethics be changed to the City of Iqaluit?
  - Reference was not removed from previous version
  - City of Iqaluit's Code of Conduct and Conflict of Interest will be used
- Numbering and formatting issues that need to be corrected

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

- i.) By-law No. 1014, Procurement By-law

Deputy Mayor Smith clarified as to whether the amendments to By-law No. 1014, Procurement By-law should be made prior to Third and Final Reading.

Councillor Stevenson commented that the changes were not significant, so providing Council agreed, the amendments could be made.

Peter Tumilty, Senior Executive Director of Corporate and Financial Services, advised that the formatting changes and removal of references to Ontario would be corrected and were not significant changes.

**Motion #25-77**

Moved by: Deputy Mayor Smith

Seconded by: Councillor Nattaq

Council approves Third and Final Reading of By-law No. 1014, Procurement By-law as amended, with formatting changes and removal of references to Ontario.

**Unanimously Carried**

- ii.) By-law No. 1007, Amendment to Zoning By-law No. 899 – ZBA 24-006

**Motion #25-78**

Moved by: Deputy Mayor Smith

Seconded by: Councillor Nattaq

Council approves Third and Final Reading of By-law No. 1007, Amendment to Zoning By-law No. 899 – ZBA 24-006.

**Unanimously Carried**

- iii.) By-law No. 985, Amendment to General Plan By-law No. 898

**Motion #25-79**

Moved by: Deputy Mayor Smith

Seconded by: Councillor Tilley

Council approves Third and Final Reading of By-law No. 985, Amendment to General Plan By-law No. 898.

**Unanimously Carried**

- iv.) By-law No. 986, Amendment to Zoning By-law No. 899

**Motion #25-80**

Moved by: Councillor Kunuk

Seconded by: Deputy Mayor Smith

Council approves Third and Final Reading of By-law No. 986, Amendment to Zoning By-law No. 899.

**Unanimously Carried**

**9. NEW BUSINESS**

**a) Request for Decision – Development Permit Application DP 24-038, Survey Sketch SK 24-008 and Request for Variance – Lots 903 to 905, Plan 2996 (North 40)**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Development Permit Application DP 24-038, Survey Sketch SK 24-008 and Request for Variance for Lots 903 to 905, Plan 2996 (North 40).

Mr. Dodds made the following comments, which were in addition to the comments made earlier under item 7. Old Business:

- Survey Sketch creates an easement for the sewer and water infrastructure
- Variance permits a wider driveway to allow for left and right turning lanes
- Two colour options – red or teal

Deputy Mayor Smith commented that she preferred the teal colour option.

**Motion #25-81**

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council approves:

1. Development Permit Application DP 24-038 for Lots 903 to 905, Plan 2996 to permit the development of a mixed-use commercial and residential building subject to the Special Conditions, the City's Standard Conditions, and in accordance with the plans referenced in Section 2.
2. Variance to Section 6.9 of Zoning By-law No. 899 to increase the maximum driveway width from 9.0 metres to 9.75 metres.
3. An extension to the Development Permit to allow development to be completed within three years of the date of issuance in recognition of the scale and complexity of the project.
4. Survey Sketch SK 24-008a to consolidate three lots into two, provide a 3.0 metre road widening along Sivumugiaq Street, and create a 3.0 metre wide municipal drainage ditch along the southern lot line of Lot 903, Plan 2996.
5. Survey Sketch SK 24-008b to create easements over the proposed piped water and sewer infrastructure that traverse Lots 904 and 905, Plan 2996 and Lots 867 and 878, Plan 2152.

**Unanimously Carried**



Alternate Deputy Mayor Flaherty reiterated his concern regarding the fire department not being adequately equipped to battle an eight-storey building fire.

Councillor Kunuk made the following comment/question, which Mr. Dodds answered:

- The fire risk is very high and is difficult for the fire department to extinguish.
- Will the development have a sprinkler system?
  - The development will have a sprinkler system and a Fire Safety Plan.

Stephen Wallick, Senior Architectural Designer, Concentric, made the following comments:

- Development will have a fully automatic sprinkler system tied to a fully automatic alarm annunciation with voice activated directions to exit the building
- Each dwelling unit will be one-hour separated from the dwelling units on either side
- Corridors have a one-hour rating to the stair towers down to grade
- Three exits – one in the centre and one at each end of the wings
- Building structure is non-combustible using steel, concrete and gypsum board
  - Any wood that is used will be minor for blocking in the walls

Deputy Mayor Smith made the following comments:

- City already has an eight-storey building, which the fire department provides fire protection for
- Fire safety is important and there is time to grow the fire department

Councillor Nattaq made the following comments:

- Spoke in favour of the steps taken regarding fire safety
- Expressed concern regarding a fire in a higher level and the amount of time it takes the smoke to reach the ground floor

Alternate Deputy Mayor Flaherty made the following comments:

- Everyone should be aware that if large buildings continue to be constructed, the fire department must be prepared with both equipment and personnel.

Councillor Stevenson made the following comments:

- Important that Council ensure that developers consider:
  - Architectural design
  - Aesthetically pleasing
  - Fire safety
- It is not Council's place to decide the colour choice as it can be an unnecessary cost for developers.

Councillor Stevenson suggested that the motion be amended to remove the colour choice. Deputy Mayor Smith agreed to amend the motion.

Mr. Dodds made the following comments:

- Staff's recommended motion includes Colour Option #01, which is the preferred option of the development team
- General Plan Policy prevents buildings that do not complement the character of the neighbourhood
  - Proposed development is considered a landmark building
  - Staff requested consideration on the colour to ensure the building could be identified and contributed to the Core Area
  - Two options were proposed by the development team
    - During discussion between the development team and staff, it was agreed that Colour Option #01 would be used

Councillor Stevenson agreed that the developer and staff should be discussing the colour of buildings.

**b) Request for Decision – 2025-2026 Community Development Funding**

Peter Tumilty, Senior Executive Director of Corporate and Financial Services, presented a Request for Decision for the 2025-2026 Community Development Funding.

**Motion #25-82**

Moved by: Deputy Mayor Smith

Seconded by: Alternate Deputy Mayor Flaherty

Council approves the request to apply to the Government of Nunavut for all three identified funding sources, being the Municipal Funding Program, Water and Sewer Subsidy Program, and Community Lands Administration Fund, in the total amount of \$3,551,270.

**Unanimously Carried**

Alternate Deputy Mayor Flaherty asked if it was standard practice for staff to request Council to approve funding requests.

Mr. Tumilty explained that Council approval was required when requested by the funding agent. He noted that in this case, the Government of Nunavut had requested Council's approval.

**10. COMMITTEE REPORTS**

None

**11. CORRESPONDENCE**

None

12. **IN CAMERA SESSION**

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

13. **ADJOURNMENT**

**Motion #25-83**


Moved by: Councillor Tilley

Seconded by: Councillor Stevenson

Council adjourns at 7:02 p.m.

**Unanimously Carried**



  
\_\_\_\_\_  
Mayor Solomon Awa  
Chair

  
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Brianna Longworth  
City Clerk

Approved by City Council on the 22<sup>nd</sup> day of April 2025.