

**The Corporation of the City of Iqaluit
Minutes of a Public Hearing #03**

Held on Tuesday, the 12th day of September 2023, commencing at 5:45 p.m. at the City Council Chambers.

PRESENT FROM COUNCIL

Mayor Solomon Awa
Deputy Mayor Kyle Sheppard
Councillor Swany Amarapala
Councillor Ookalik Curley
Councillor Simon Nattaq
Councillor Kimberly Smith
Councillor Romeyn Stevenson
Councillor Samuel Tilley

ABSENT

Councillor Paul Quassa

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Rod Mugford, City Administrator
Brianna Longworth, Deputy City Clerk
Katrina Sarmiento, Executive Assistant
Jeanie Eeseemailee, Senior Interpreter/Translator
Kent Driscoll, Communications and Customer Service Manager
Mathew Dodds, City Planner
Michelle Armstrong, Planning Contractor, Northern Futures – via teleconference
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Mayor Awa called the Public Hearing to order.

- 1. By-law No. 962, Amendment to Zoning By-law No. 899 – ZBA 23-002 – Lots 184-1 to 184-5, Plan 644; Lots 1 to 2, Block 110, Plan 2659 and Lot 574, Plan 1571 (Lower Iqaluit) – Pairijiit Tigumiaqtikkut – Elders' Housing Project**

Mayor Awa asked if any representations or rulings were received by the Planning Department.

Samantha Toffolo, Planning Contractor, Northern Futures, advised that three requests had been received.

A representative indicated that not everyone was in attendance and asked if it was possible to delay this item until later in the meeting.

Mayor Awa agreed and moved to the next agenda item.

2. By-law No 966, Amendment to the General Plan By-law No. 898 – GPA 23-003 - Untitled Municipal Land Identified as “Parcel B” on SK 23-008 (Tundra Ridge) City of Iqaluit – New Public/Institutional Lot

Mayor Awa asked if any representations or rulings were received by the Planning Department.

Samantha Toffolo, Planning Contractor, Northern Futures, advised that written comments had been received from the Piruqatigiit Resource Centre expressing their gratitude to the City for considering their Zoning By-law application to support their on-the land community-based program. Ms. Toffolo noted that the comments went on to say that they were excited to be able to set up in a safe and permanent location and to welcome people and families affected by Fetal Alcohol Spectrum Disorder and other neuro diversities.

Mayor Awa called for input from the public a second time.

Mayor Awa called for input from the public a third and final time.

3. By-law No. 965, Amendment to Zoning By-law No. 899 – ZBA 23-007 - Untitled Municipal Land Identified as “Parcel B” on SK 23-008 (Tundra Ridge) City of Iqaluit – New Public/Institutional Lot

Mayor Awa asked if any representations or rulings were received by the Planning Department.

Samantha Toffolo, Planning Contractor, Northern Futures, advised that this item was related and approved with the previous item - By-law No. 966, and comments have not been received separately.

Mayor Awa called for input from the public a second time.

Mayor Awa called for input from the public a third and final time.

4. By-law No. 963, Amendment to the General Plan By-law No. 898 - GPA 23-002, Lot 982, Plan 4331; Lot 667, Plan 1671; Lot 669, Plan 1672 and Portion of Lot 666, Plan 1673 (West 40) - Future West 40 Industrial Subdivision

Mayor Awa asked if any representations or rulings were received by the Planning Department.

Samantha Toffolo, Planning Contractor, Northern Futures, advised that three written representations had been received, as well as several requests from individuals to speak.

Ms. Toffolo provided the following comments from the written representations:

- Iqaluit golfer expressed interest to protect the land within and around the golf course, which is located in close proximity to the lands in the amendment. The comments went on to say that the course has been a community asset for over 40 years and is a recreational area for golfers, berry pickers, harvesters and fishers. Concern was also expressed that the noise, pollution, garbage and traffic generated by new development should be managed and mitigated to reduce impacts on the golf course.
- Jeremy Debicki expressed concern regarding the garbage, wastewater rubble and seacans in the West 40 and noted they are a reminder of the ways the City abuses the land. He emphasized that the river is an essential resource and residents and tourists cross the land to access the river or the causeway. He felt that rezoning the lands to light industrial does not once again consider the importance of connecting people to nature and protecting the land in and around Iqaluit. By rezoning the area, he asked the City to consider the impacts on aesthetics, sustainability and movement of people within the area. He noted that there are many industrial areas in the city and there is little incentive to maximize the use of the land and minimize the impacts on the surrounding areas.
- Cameron McDonald requested the City to rezone the existing dog team area to open area to allow the ongoing use as a designated dog team area. He noted that the draft Dog Team By-law identifies the existing location of 11 dog teams on the potential designated dog team area. Mr. McDonald expressed concern that relocating the dog team area in another part of the West 40 would create barriers for accessing culturally significant activities and would also make it more challenging for individuals to care for their dogs. He went on to say that the existing location makes it easier for hunters to drop off seals and allows easy access to the main winter trail.

Ms. Toffolo clarified that the land would be rezoned from heavy industrial to light industrial. She noted that only a small portion is zoned open area and dog team areas are currently not permitted under the existing Zoning By-law or the proposed Zoning By-law. She explained that changing the zoning to light industrial was intended to respond to the high and immediate demand for light industrial uses in the city and support a small area of temporary leases as the longer-term subdivision planning process proceeds.

Ms. Toffolo noted there was an item on the Council agenda to award the West 40 Subdivision Development project, which would include the requirement for public consultation, at which time, dog team owners can make a presentation. She noted that the exact layout and uses of the land, including the location of the dog team area, would be determined through this process.

Mayor Awa called for input from the public, noting that five individuals had asked to speak.

- Syzula Ikkidluak advised that she has had a dog team for over 20 years. She was pleased to have the opportunity to borrow the land to allow the dogs to be there.

She expressed concern regarding what would happen when the land was developed and whether the dog teams would have to be moved. She asked if it was possible to get another parcel of land. She noted that it was challenging to be a dog team owner. She explained that dog teams are not on the land when people are berry picking.

Ms. Toffolo noted that she previously explained that the rezoning does not impact the status of the dog teams in the area. The proposal is to change from heavy industrial to light industrial. She noted that dog teams are only permitted in the open area. The current Zoning By-law requires a Dog Team By-law that designates specific areas where dog teams are permitted within the city. She explained that a draft Dog Team By-law was currently being developed. Ms. Toffolo explained that developing the West 40 Subdivision required public consultation, which would determine if the dog team location would remain in the same location or moved to a different location in the West 40 Subdivision.

- Amber Aglukark was in attendance to represent the Iqaluit Dog Team Association. Ms. Aglukark provided a brief history on sled dogs in northern communities, which were used for hunting and transportation. Inuit sled dogs would continue to be used and it was hoped that both indigenous and non-indigenous people understood that the association works hard daily to take care of the dog teams. Over the years, laws were made to manage Inuit sled dogs and changed how Inuit traditionally worked with and kept sled dogs. She noted that Iqaluit was continually growing, which has had an impact on the land, access to traditional trails, harvesting and recreational activity areas. She noted that there are concerns regarding sled dogs and dog teams. The Iqaluit Dog Team Association has a partnership with Qikiqtani Inuit Association (QIA), which operates a qimmiq revitalization program that aims to revitalize qimmiq practices in the region through Inuit who are or want to be involved with dog teams, in order to carry on the tradition.

Ms. Aglukark spoke about the qimmiq breed, the positive benefits of owning a qimmiq sled dog, and the importance of breaking the stigma of the breed. She noted that the Iqaluit Dog Team Association, in partnership with Nunavut Parks, has proven the goal of revitalizing the qimmiq sled dogs, while maintaining the land currently occupied in the West 40. Various learning programs have been held so Iqalumiut can see the amount of work and effort in caring for sled dogs.

Ms. Aglukark noted that it was important to consider societal values by being opening, welcoming and inclusive. She went on to say that the West 40 has been the home for sled dogs for many years and the Association would advocate for the dog teams to remain where they are for future years, so that future generations can continue to build dog sled teams.

- Jovan Simic noted that the two previous speakers explained the importance of the dog teams. Mr. Simic pointed out that By-law 537 - Canadian Inuit Dog and Dog

Team By-law manages and regulates dog teams and references the designated dog team areas. He noted that the area in West 40 has been in use for the last few decades and meets all the requirements. Mr. Simic asked that Council consider rezoning the current dog sled area to open space in order to continue using the area for dog teams.

Mr. Simic asked for an explanation regarding the transfer of the land from the airport authority to the City.

Ms. Toffolo explained that under the Nunavut Agreement, any lands that are surplus to the territory (commissioner owned land) must be transferred to the municipality. Once the City owns the land, they can then lease the land to organizations.

- Aliqa Illauq noted that she is not a resident of Iqaluit. She inquired about the time frame when the dogs would be required to be moved.

Ms. Toffolo explained that the General Plan and Zoning By-law amendment would not impact the status of the area being used by the dog teams. She reiterated that when the West 40 Subdivision Development project was approved, a public consultation process was required, at which time, an area would be identified for the dog teams. She noted that it would take a minimum of one year to establish sites. Ms. Toffolo pointed out that until the public consultation process was held, it was not known if the dog teams would have to be relocated.

- An unidentified speaker expressed concern regarding the pollution from the light industrial uses affecting the dogs. She asked if there would be notification of the light industrial uses in close proximity to the sled dog area.

Ms. Toffolo explained that light industrial uses would be less impactful uses than the current heavy industrial uses. She noted again, that if the West 40 Subdivision Development project was approved, a public consultation process was required, which allows for consultation with dog team owners. At this time, mitigation strategies can be identified and implemented, if required. Ms. Toffolo further explained that development of the area could not be completed until after the public consultation process was held.

- Tom Fitzgerald noted that he currently has a land lease with the airport authority for land in the West 40 to establish and grow a business. Mr. Fitzgerald expressed concern regarding the future of his business, where he uses his loader for various jobs in community. He noted that land leases are temporary and it is difficult to operate a business on a temporary basis. Mr. Fitzgerald indicated that he was interested in growing his business and required something permanent.

Mayor Awa called for input from the public a second time.

Cameron McDonald understood that this was the opportunity to create parcels and zoning for the area and did not understand why a request had to be made at a later date. He expressed concern that the area would not be zoned open at a later date during the public consultation process. Mr. McDonald commented that zoning an area light industrial does not necessarily mean there would be no pollution that would impact the dogs.

Mr. McDonald noted that consideration should be given to using the term “relocation” when it comes to culturally significant activities. He felt that Council should give strong consideration to activities relating to reconciliation and getting youth involved. Mr. McDonald recognized the importance of consultants, but felt it was important to hear what Council would do for their constituents.

Mayor Awa called for input from the public a third and final time.

5. By-law No. 964, Amendment to Zoning By-law No. 899 - ZBA 23-004, Lot 982, Plan 4331; Lot 667, Plan 1671; Lot 669, Plan 1672 and Portion of Lot 666, Plan 1673 (West 40) - Future West 40 Industrial Subdivision

Mayor Awa asked if any representations or rulings were received by the Planning Department.

Samantha Toffolo, Planning Contractor, Northern Futures, advised that this item was in relation to the previous item - By-law No. 963, and comments and representations were not collected separately.

Mayor Awa called for input from the public a second time.

Mayor Awa called for input from the public a third and final time.

Mayor Awa advised that the Public Hearing on Item 1 would now be held.

1. By-law No. 962, Amendment to Zoning By-law No. 899 – ZBA 23-002 – Lots 184-1 to 184-5, Plan 644; Lots 1 to 2, Block 110, Plan 2659 and Lot 574, Plan 1571 (Lower Iqaluit) – Pairijiit Tigummiqtikkut – Elders’ Housing Project

Mayor Awa asked if any representations or rulings were received by the Planning Department.

Samantha Toffolo, Planning Contractor, Northern Futures, advised that three requests had been received.

- Jamie Flaherty explained that the proposed construction would be owned by the Pairijiit Tigummiqtikkut Society and would be governed by the Board of Directors. He noted that the building would be four storeys and approximately 17,000 square feet, with 42 units and three apartments. He explained the services that would be provided in the building.

Mr. Flaherty explained that the other two registered speakers, Ida Atagoyuk and Kopa Mike, were sick and unable to attend.


Mayor Awa called for input from the public a second time.

- Joanasie Akumalik spoke in favour of the proposed project and the various services that would be provided.
- Elisapee Aningmiuq spoke in favour of the proposed project and having a safe place to live, especially for retiring teachers who would no longer have a place to live.
- Anne Crawford was pleased that Council proposed a Zoning By-law amendment to allow for the construction of the proposed building. She noted that hopefully the new zone could be used for future buildings. She spoke about the proposed amendment change being a model for other communities to move forward with elder housing.
- Janet Brewster, MLA, spoke about the importance of the Elders' Housing project and also having a communal space that residents could share with family and friends. She also spoke about having a daycare centre in the building, which would allow for the ability to bring children and elders together to build important relationships and knowledge. Ms. Brewster commented that the Elders' Housing project would allow people to age in place with dignity.

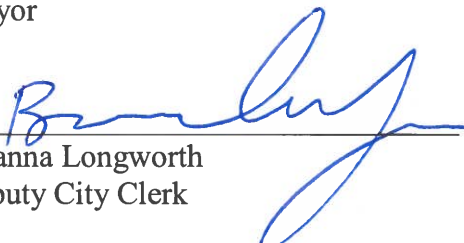
Mayor Awa called for input from the public a third and final time.

Hearing none, Mayor Awa deemed Public Hearing #03 closed at 6:58 p.m.





Solomon Awa
Mayor



Brianna Longworth
Deputy City Clerk

Approved by City Council on the 26th day of September 2023.

